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# Executive Summary Report

Appraisal Date 1/1/2003 - 2003 Assessment Roll

**Area Name / Number:** Fairwood / 30

**Previous Physical Inspection:** 1997

## Sales - Improved Summary:

Number of Sales: 632

Range of Sale Dates: 1/2001 - 12/2002

Sales – Improved Valuation Change Summary						
	Land	Imps	Total	Sale Price	Ratio	COV
<b>2002 Value</b>	\$68,700	\$143,000	\$211,700	\$222,400	95.2%	8.23%
<b>2003 Value</b>	\$81,000	\$140,500	\$221,500	\$222,400	99.6%	5.58%
<b>Change</b>	+\$12,300	-\$2,500	+\$9,800		+4.4%	-2.65%
<b>% Change</b>	+17.9%	-1.7%	+4.6%		+4.6%	-32.20%

\*COV is a measure of uniformity, the lower the number the better the uniformity. The negative figures of -2.65% and -32.20% actually represent an improvement.

Sales used in this analysis: All sales of one to three unit residences on residential lots which were verified as, or appeared to be market sales were considered for the analysis. Individual sales that were excluded are listed later in this report. Multi-parcel sales, multi-building sales, mobile home sales, and sales of new construction where less than a 100% complete house was assessed for 2002 or any existing residence where the data for 2002 is significantly different from the data for 2003 due to remodeling were also excluded. In addition, the summary above excludes sales of parcels that had improvement value of \$10,000 or less posted for the 2002 Assessment Roll. This also excludes previously vacant and destroyed property partial value accounts.

## Population - Improved Parcel Summary Data:

	Land	Imps	Total
<b>2002 Value</b>	\$68,700	\$141,100	\$209,800
<b>2003 Value</b>	\$81,500	\$137,500	\$219,000
<b>Percent Change</b>	+18.6%	-2.6%	+4.4%

Number of improved Parcels in the Population: 6521

The population summary above excludes multi-building, and mobile home parcels. In addition parcels with 2002 or 2003 Assessment Roll improvement values of \$10,000 or less were excluded to eliminate previously vacant or destroyed property value accounts. These parcels do not reflect accurate percent change results for the overall population.

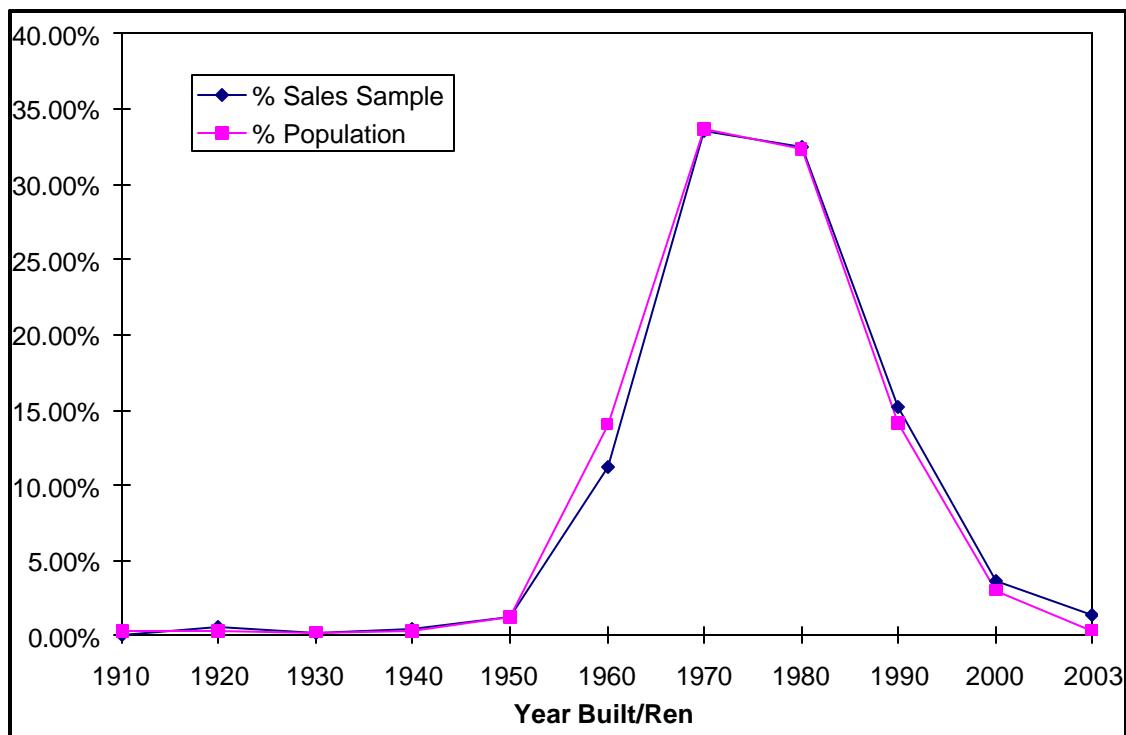
## Conclusion and Recommendation:

Since the values recommended in this report improve uniformity, assessment level and equity, we recommend posting them for the 2003 Assessment Roll.

### **Sales Sample Representation of Population - Year Built/Ren**

<b>Sales Sample</b>		
Year Built/Ren	Frequency	% Sales Sample
1910	0	0.00%
1920	4	0.63%
1930	1	0.16%
1940	3	0.47%
1950	8	1.27%
1960	71	11.23%
1970	212	33.54%
1980	205	32.44%
1990	96	15.19%
2000	23	3.64%
2003	9	1.42%
	632	

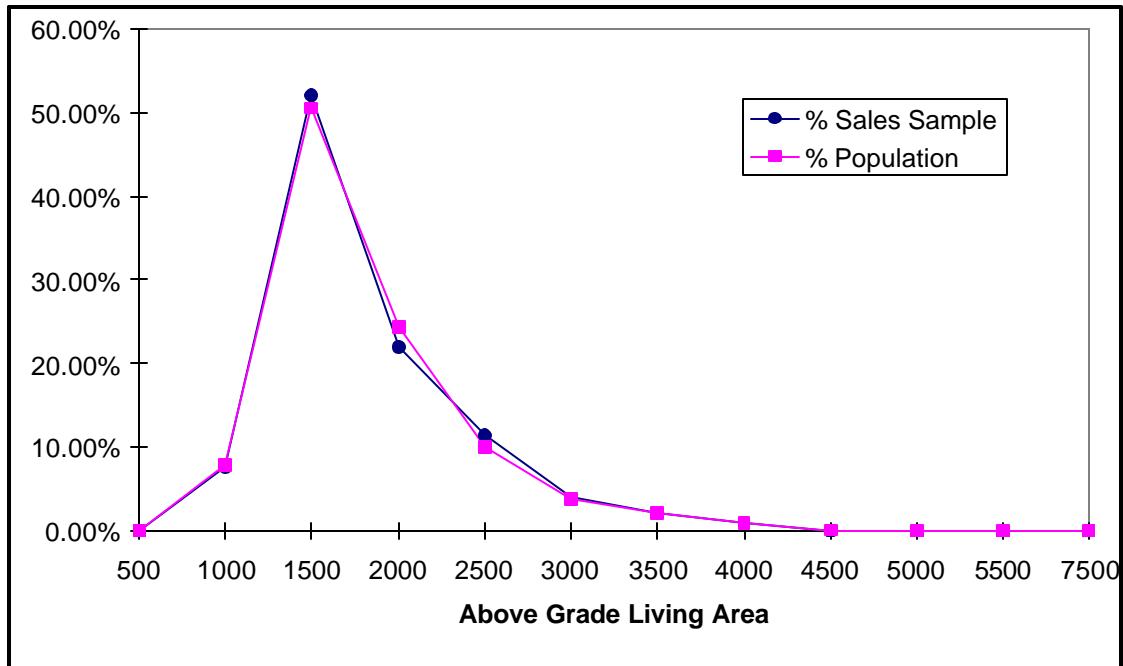
<b>Population</b>		
Year Built/Ren	Frequency	% Population
1910	24	0.37%
1920	21	0.32%
1930	16	0.25%
1940	22	0.34%
1950	78	1.20%
1960	917	14.06%
1970	2197	33.69%
1980	2105	32.28%
1990	918	14.08%
2000	198	3.04%
2003	25	0.38%
	6521	



The sales sample frequency distribution follows the population distribution very closely with regard to the year built/renovation. This distribution is ideal for both accurate analysis and appraisals.

## **Sales Sample Representation of Population - Above Grade Living Area**

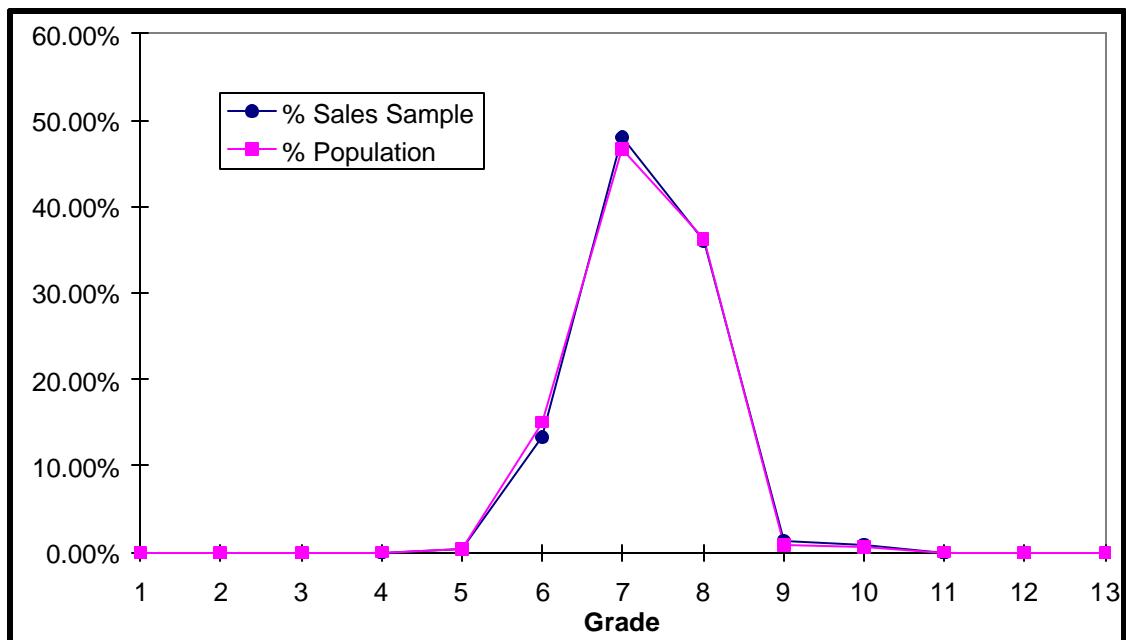
<b>Sales Sample</b>			<b>Population</b>		
AGLA	Frequency	% Sales Sample	AGLA	Frequency	% Population
500	0	0.00%	500	1	0.02%
1000	48	7.59%	1000	519	7.96%
1500	329	52.06%	1500	3297	50.56%
2000	139	21.99%	2000	1596	24.47%
2500	72	11.39%	2500	654	10.03%
3000	25	3.96%	3000	251	3.85%
3500	13	2.06%	3500	139	2.13%
4000	6	0.95%	4000	55	0.84%
4500	0	0.00%	4500	6	0.09%
5000	0	0.00%	5000	1	0.02%
5500	0	0.00%	5500	2	0.03%
7500	0	0.00%	7500	0	0.00%
	632			6521	



The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

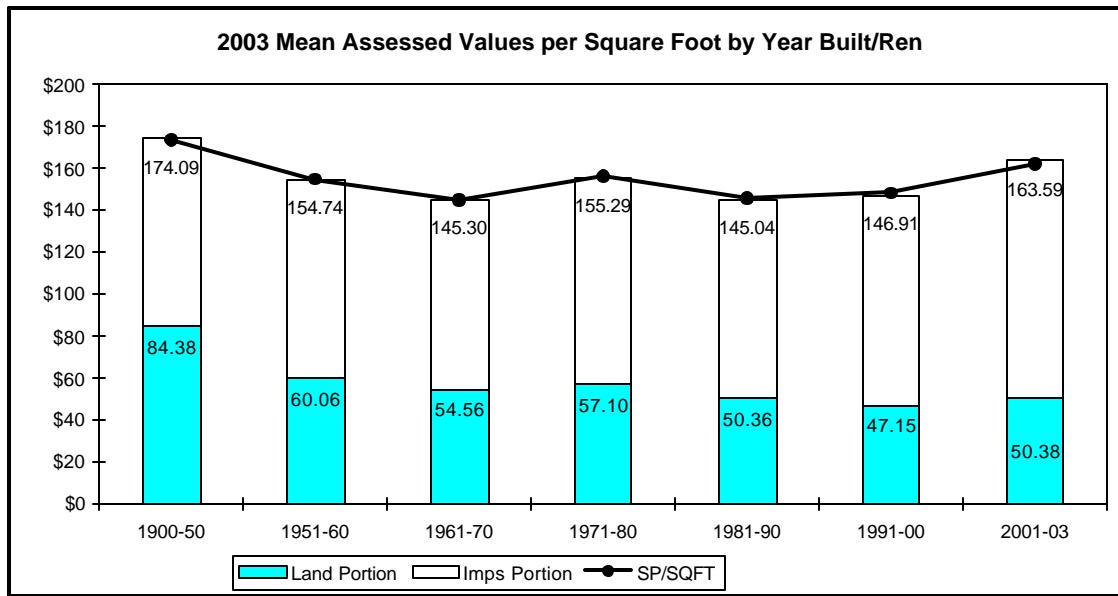
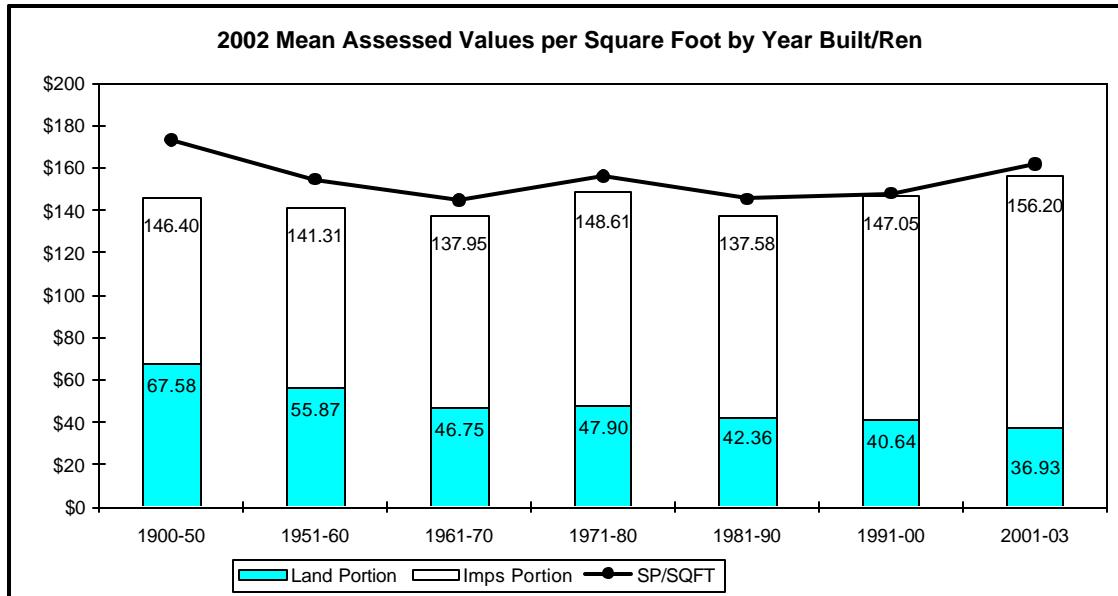
### **Sales Sample Representation of Population - Grade**

<b>Sales Sample</b>			<b>Population</b>		
Grade	Frequency	% Sales Sample	Grade	Frequency	% Population
1	0	0.00%	1	0	0.00%
2	0	0.00%	2	0	0.00%
3	0	0.00%	3	0	0.00%
4	0	0.00%	4	3	0.05%
5	3	0.47%	5	31	0.48%
6	84	13.29%	6	984	15.09%
7	303	47.94%	7	3043	46.66%
8	227	35.92%	8	2361	36.21%
9	9	1.42%	9	61	0.94%
10	6	0.95%	10	36	0.55%
11	0	0.00%	11	2	0.03%
12	0	0.00%	12	0	0.00%
13	0	0.00%	13	0	0.00%
	632			6521	



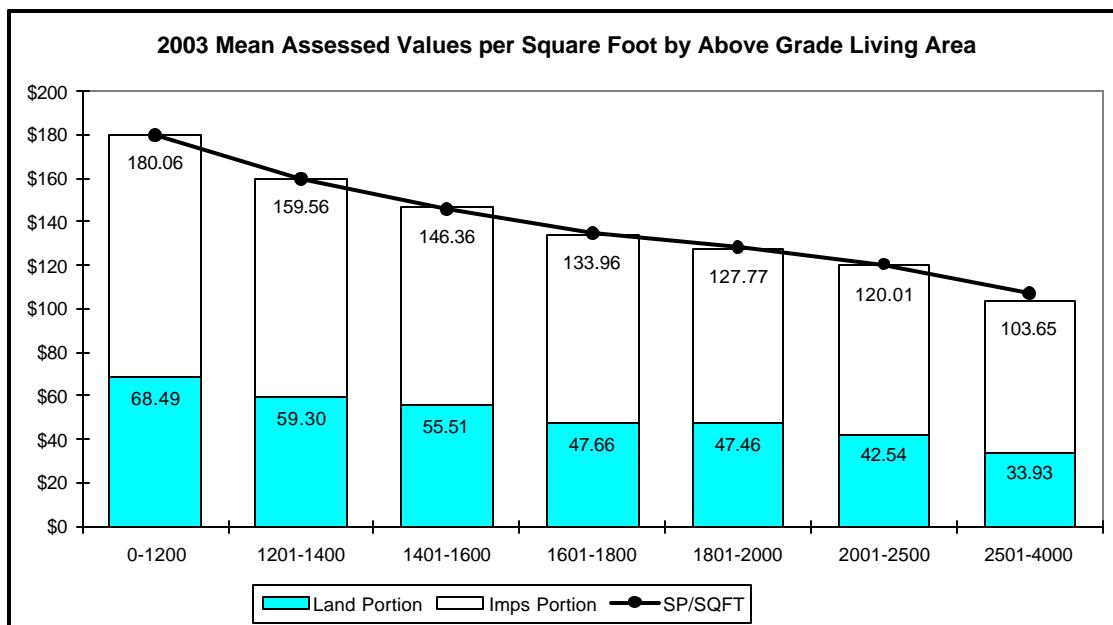
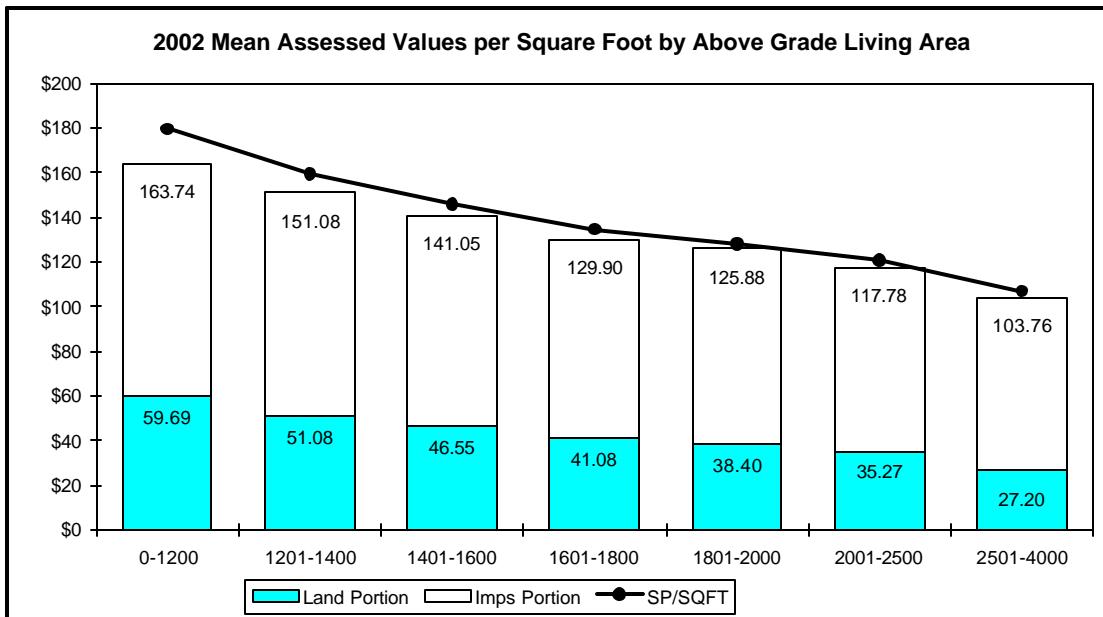
The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

## **Comparison of 2002 and 2003 Per Square Foot Values by Year Built/Ren**



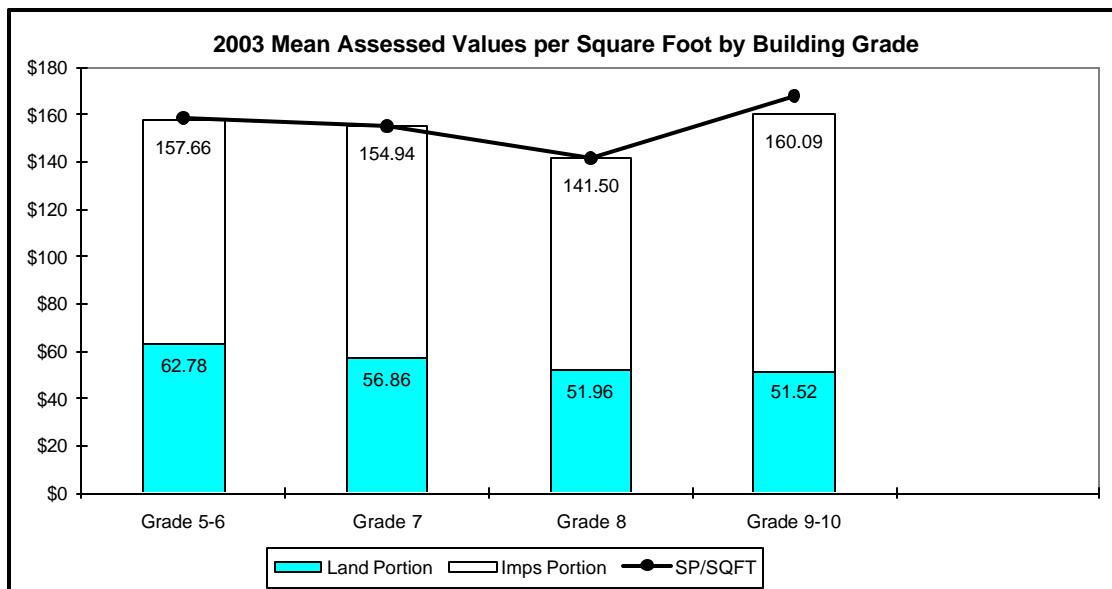
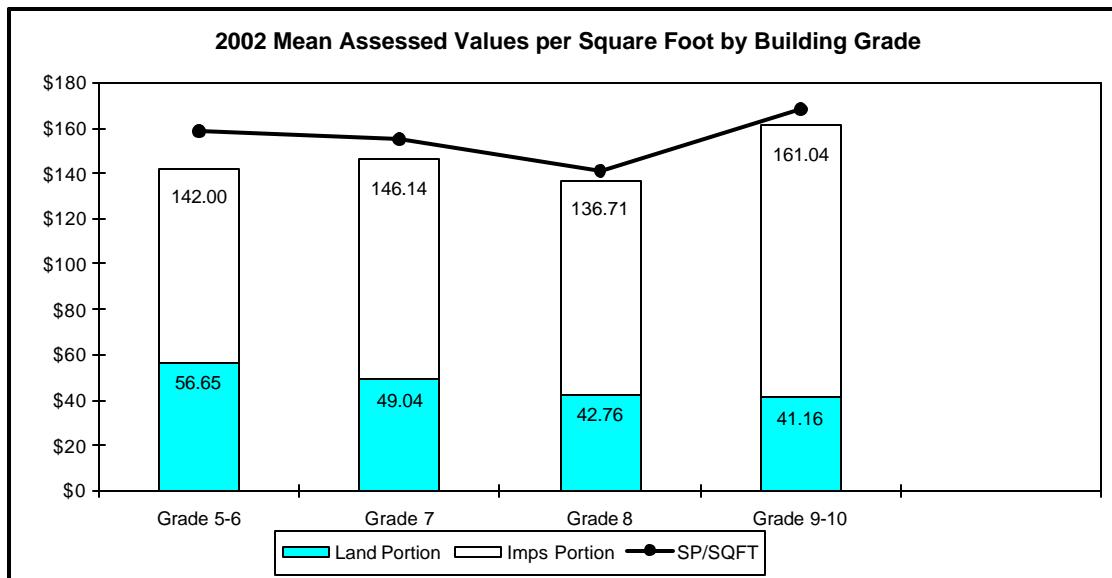
These charts clearly show an improvement in assessment level and uniformity by Year Built/Ren as a result of applying the 2003 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

**Comparison of 2002 and 2003 Per Square Foot Values by Above Grade Living Area**



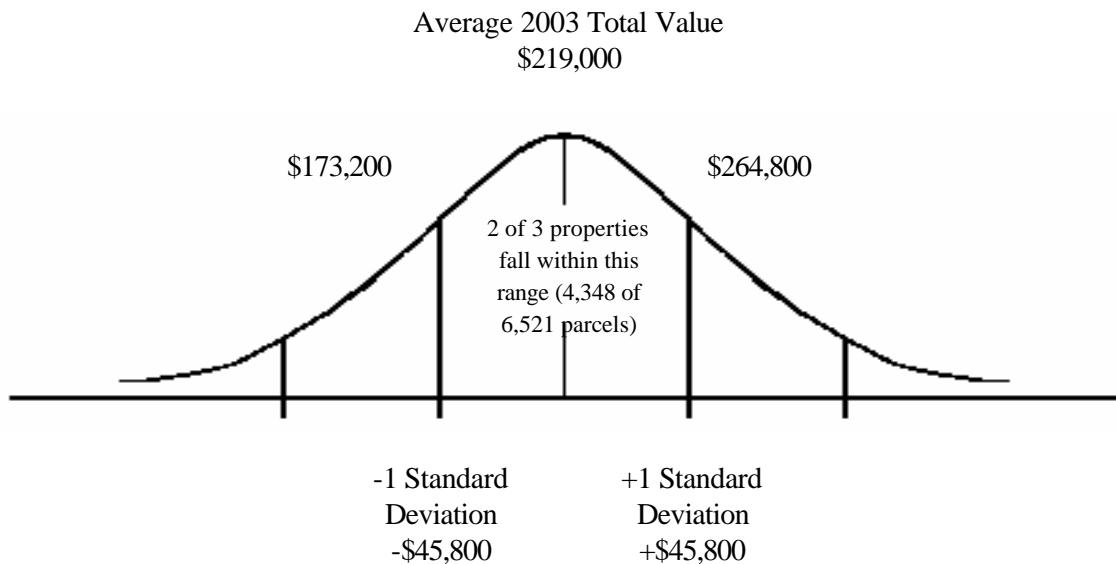
These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2003 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

## ***Comparison of 2002 and 2003 Per Square Foot Values by Grade***



These charts clearly show an improvement in assessment level and uniformity by Building Grade as a result of applying the 2003 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements. There were only 3 Grade 5 sales, so they were combined with the Grade 6 sales. Also, there are only 9 Grade 9 and 6 Grade 10 sales in the sales sample (representing .2% of the population), so the data for this strata is not significant.

## ***Population Summary***



The chart above shows the average value for the population. Two of three parcels fall within the upper and lower value limits indicated.

The population summary above does not include sites with multiple buildings or mobile homes that were not included in the sales sample used to develop the valuation model. Parcels with 2002 or 2003 improvement values of \$10,000 or less were also excluded. These were not utilized because of the inaccurate ratios presented by them, since they are largely composed of previously vacant sites, or parcels with improvements which make relatively little contribution to total value.

## **Analysis Process**

### ***Highest and Best Use Analysis***

**As if vacant:** Market analysis of the area, together with current zoning and current and anticipated use patterns, indicate the highest and best use of the overwhelming majority of the appraised parcels is single family residential. Any other opinion of highest and best use is specifically noted in our records, and would form the basis of the valuation of that specific parcel.

**As if improved:** Where any value for improvements, is part of the total valuation, we are of the opinion that the present improvements produce a higher value for the property than if the site was vacant. In appraisal theory, the present use is therefore the highest and best (as improved) of the subject property, though it could be an interim use.

**Standards and Measurement of Data Accuracy:** Sales were verified with the purchaser, seller or real estate agent, where possible. Current data was verified via field inspection and corrected. Data was collected and coded per the assessor's residential procedures manual.

### ***Special Assumptions, Departures and Limiting Conditions***

The sales comparison and cost approaches to value were considered for this mass appraisal valuation. After the sales verification process, the appraiser concluded that the market participants typically do not consider an income approach to value.

The following Departmental guidelines were considered and adhered to:

- Sales from 1/2001 to 1/2003 (at minimum) were considered in all analyses.
- No market trends (market condition adjustments, time adjustments) were applied to sales prices. Models were developed without market trends. The utilization of two years of market information without time adjustments, averaged any net changes over that time period.
- This report intends to meet the requirements of the Uniform Standards of Professional Appraisal Practice, Standard 6.

## ***Identification of the Area***

### **Name or Designation:**

Area Name: Fairwood

### **Boundaries:**

This area is bounded on the north by State Highway 169, on the west by a portion of the I-405 corridor and the Old Benson Road (108<sup>th</sup> Ave. S.E.), on the south by the Petrovitsky Road (S.E. 176<sup>th</sup> St.), and on the east by 163<sup>rd</sup> Place S.E.

### **Maps:**

A general map of the area is included in this report. More detailed Assessor's maps are located on the 7th floor of the King County Administration Building.

### **Area Description:**

Area 30 is comprised of three market areas; Upper Renton Hill (Neighborhood 5), Cascade, and Fairwood. Upper Renton Hill is located just to the southeast of downtown Renton. It is an older "micro" neighborhood considered to be in transition where many of the homes have been or are currently being renovated. There is a large mixture of grades in this area that range from grade 4 to grade 11. Even though vacant land is scarce, there is a new 51 lot subdivision currently being developed on the last large land parcel in this area. It has excellent access to the freeways and downtown Renton, some territorial and Lake Washington views, and is considered a desirable area in the marketplace.

The Cascade area is comprised of several subdivisions developed mainly in the 60's to the late 70's with a mixture of grade 6 and 7 homes. The tax lots in the Cascade area are also mainly grade 6 and 7; however, there are also some older grade 4 and 5 homes as well as mobile homes. The remaining vacant land which is mainly in the southwest corner of this area is starting to be developed into short plats with grade 7 homes being constructed. There are many local area parks with picnic facilities, walking trails and sports fields.

The Fairwood area is a residential neighborhood of detached single-family homes in subdivisions built between the mid 60's and the mid 80's. Most of the homes in this area are of grade 7 or 8 quality with a couple of smaller subdivisions of grade 9 and 10 homes. The area is interspersed with several neighborhood parks and/or the Fairwood Golf and Country Club. A community shopping center and various multi-family complexes are in the southwest corner of this area.

## ***Preliminary Ratio Analysis***

A Ratio Study was completed just prior to the application of the 2003 recommended values. This study benchmarks the current assessment level using 2002 posted values. The study was also repeated after application of the 2003 recommended values. The results are included in the validation section of this report, showing an improvement in the COV from 8.23% to 5.58%.

## **Scope of Data**

### **Land Value Data:**

Vacant sales from 1/2001 to 1/2003 were given primary consideration for valuing land. There were a sufficient number of vacant land sales within Area 30 to utilize the direct sales comparison approach in establishing land values for a majority of the properties. Further consideration of vacant sales in the adjacent areas of 29-2, 59-1, 59-2, and 60-7 were needed for additional market evidence and support in building the land valuation model.

### **Improved Parcel Total Value Data:**

Sales information is obtained from excise tax affidavits and reviewed initially by the Accounting Division, Sales Identification Section. Information is analyzed and investigated by the appraiser in the process of revaluation. All sales were verified if possible by calling either the purchaser or seller, inquiring in the field or calling the real estate agent. Characteristic data is verified for all sales if possible. Due to time constraints, interior inspections were limited. Sales are listed in the "Sales Used" and "Sales Removed" sections of this report. Additional information resides in the Assessor's procedure manual located in the Public Information area of the King County Administration Building.

The Assessor maintains a cost model, which is specified by the physical characteristics of the improvement, such as first floor area, second floor area, total basement area, and number of bathrooms. The cost for each component is further calibrated to the 13 grades to account for quality of construction. Reconstruction Cost New (RCN) is calculated from adding up the cost of each component. Depreciation is then applied by means of a percent good table which is based on year built, grade, and condition, resulting in Reconstruction Cost New less Depreciation (RCNLD). The appraiser can make further adjustments for obsolescence (poor floor plan, design deficiencies, external nuisances etc.) if needed. The Assessor's cost model generates RCN and RCNLD for principle improvements and accessories such as detached garages and pools.

The Assessor's cost model was developed by the King County Department of Assessments in the early 1970's. It was recalibrated in 1990 to roughly approximate Marshall & Swift's square foot cost tables, and is indexed annually to keep up with current costs.

## **Land Model**

### ***Model Development, Description and Conclusions***

There are 6892 parcels in Area 30, of which 99% of the parcels are located in plats. There are three distinct market segments in the area. They are the Upper Renton Hill, Cascade, and Fairwood areas.

Vacant land sales from 1/2001 to 12/2002 were given primary consideration for valuing land. Combining the verified land sales from area 30, along with verified land sales from adjacent homogeneous subareas, we were able to establish land values for Area 30. Further consideration was given to multi-parcel land sales from area 30 and land sales from surrounding neighboring subdivisions were also reviewed for additional market evidence and to support the land values. Base land values were calculated on a per site value per plat. Adjustments were also made for views, topography, and traffic noise.

The majority of the parcels in the Upper Renton Hill area and in Quarter section 29 are comprised of parcels that are not as homogeneous as platted areas; there is a large variety in sizes. Some of these lots are impacted by views, powerlines, topography, and traffic noise. These were valued using a value determined by lot size rather than on a per site basis.

Tax lots were valued as exception parcels. These parcels were field inspected, characteristics updated and values determined with consideration for location, size, zoning and sensitive area impacts.

Sales information is obtained from excise tax affidavits and reviewed initially by the Accounting Division's Sales Identification Section. Information was analyzed and investigated by the appraiser in the process of revaluation. All sales were verified by calling either the purchaser or seller, inquiring in the field, calling the real estate agent or verifying through written records.

A list of vacant sales used and those considered not reflective of market are included in the following sections.

## ***Land Value Model Calibration***

### **AREA 30 PLAT VALUES**

<b>PLAT NAME</b>	<b>MAJOR</b>	<b>BASE LAND VALUE</b>
Candlewood Ridge Div. 1	132830	\$80,000
Candlewood Ridge Div. 2	132831	\$85,000
Candlewood Ridge Div. 3	132832	\$85,000
Candlewood Ridge Div. 4	132833	\$80,000
Candlewood Ridge Div. 5	132834	\$80,000
Candlewood Ridge Div. 6	132835	\$80,000
Carriage Wood Div. 1	140260	\$90,000
Carriage Wood Div. 2	140261	\$90,000
Carriage Wood Div. 3	140262	\$90,000
Carriage Wood Div. 4	140263	\$90,000
Carriage Wood Div. 5	140264	\$90,000
Carriage Wood Div. 6	140265	\$90,000
Carriage Wood Div. 7	140266	\$90,000
Carriage Wood Div. 8	140267	\$90,000
Cascade Hills Div. I	142320	\$65,000
Cascade Hills Div. II	142340	\$65,000
Cascade Hills Div. III	142350	\$65,000
Cascade Hills Div. IV	142360	\$65,000
Cascade Hills Div. V	142370	\$65,000
Cascade Hills Div. VI	142380	\$65,000
Cascade Hills Div. VII	142390	\$65,000
Cascade Hills Div. VIII	142391	\$70,000
Cascade Village Div. 1	143140	\$70,000
Cascade Village Div. 2	143150	\$70,000
Cascade Village Div. 3	143160	\$70,000
Cascade Village Div. 4	143170	\$70,000
Cascade Village Div. 5	143180	\$70,000
Cascade Vista Div. 1	143240	\$65,000
Cascade Vista Div. 2	143260	\$65,000
Cascade Vista Div. 3	143270	\$65,000
Cascade Vista Div. 4	143280	\$65,000
Cascade Vista Div. 5	143290	\$65,000
Cascade Vista Div. 6	143300	\$65,000
Cascade Vista Div. 7	143310	\$65,000
Cascade Vista Div. 8	143320	\$65,000
Clifford's 1 <sup>st</sup>	162680	\$75,000-\$80,000
Erickson's Spring Glen	236920	\$70,000-\$75,000
Fairlane Woods	246070	\$80,000

**AREA 30 PLAT VALUES (continued)**

<b>PLAT NAME</b>	<b>MAJOR</b>	<b>BASE LAND VALUE</b>
Fairwood Park Golf Course Lots	All	\$130,000
Fairwood Park Div. 1	247300	\$95,000
Fairwood Park Div. 2	247310	\$80,000
Fairwood Park Div. 3	247320	\$130,000
Fairwood Park Div. 4	247325	\$80,000
Fairwood Park Div. 6	247335	\$95,000-\$100,000
Fairwood Park Div. 7	247336	\$80,000
Fairwood Park Div. 8	247337	\$90,000-\$95,000
Fairwood Park Div. 9	247338	\$75,000-\$80,000
Fairwood Park Div. 10	247339	\$80,000
Fairwood Park Div. 11	247340	\$80,000
Fairwood Park Div. 12	247341	\$85,000
Fairwood Park Div. 13	247342	\$80,000
Fairwood Park Div. 14	247344	\$80,000
Fairwood Park Div. 15	247345	\$90,000-\$95,000
Fairwood Park Div. 16	247346	\$85,000
Fairwood Park Div. 17	247347	\$90,000
Fairwood Park Div. 18	247348	\$90,000
Fairwood Park Div. 19	247349	\$90,000
Fairwood Park Div. 20	247350	\$90,000
Fairwood Park Div. 21	247351	\$95,000
Fairwood Park Div. 22	247352	\$90,000-\$100,000
Fairwood Park Div. 23	247353	\$90,000
Falcon Ridge	247520	\$65,000
Green Tracts	289270	\$65,000-\$70,000
Heritage Renton Hill	326057	\$120,000
Hilltop Heights	337810	\$65,000
Kelsey Lane	381130	\$75,000
Kimberly Lane	386480	\$60,000-\$75,000
Mason's Place	519800	\$60,000
Olympic View Terrace	638700	\$70,000-\$75,000
Parkwood South Div. 1	667305	\$75,000
Parkwood South Div. 2	667306	\$75,000
Parkwood South Div. 3	667307	\$70,000
Ponderosa Estates	684300	\$70,000
Renton Park Div. 1	722900	\$70,000-\$75,000
Renton Park Div. 2	722910	\$70,000
Renton Park Div. 3	722920	\$70,000
Renton Park Div. 4	722921	\$70,000
River Ridge	733000	\$110,000-\$250,000

### AREA 30 PLAT VALUES (Continued)

<b>PLAT NAME</b>	<b>MAJOR</b>	<b>BASE LAND VALUE</b>
Rolling Hills Village Replat	739910	\$42,000
Rolling Hills Village Div. 1	739900	\$85,000
Rolling Hills Village Div. 2	739920	\$85,000
Rolling Hills Village Div. 3	739930	\$75,000
Spring Lane	793840	\$65,000
Stafford Hansell No. 10	795507	\$75,000
Threshold #1	863710	\$65,000
Tiffany Park Addition	864550	\$75,000
Tiffany Park Div. 2	864551	\$80,000
Tiffany Park Div. 3	864552	\$80,000
Tiffany Park Div. 4	864553	\$80,000
Tiffany Park Div. 5	864554	\$80,000
Tiffany Park Replat	864560	\$75,000
Trails at Carriagewood	140270	\$85,000
Usibilli Emil Addition	884900	\$70,000
Valley Faire	885690	\$110,000-\$150,000
Vista View Heights	896000	\$65,000
Whitney Place	937870	\$90,000
<hr/>		
<b>ADJUSTMENTS</b>		
Traffic Noise	Moderate	-\$5,000
	Heavy	-\$10,000
Lots with driveway access to	S.E. Petrovitsky	-\$20,000
	Benson Way	-\$20,000
	SE 168 <sup>th</sup> between Benson Wy & 116th	-\$10,000
Lots that back up to:	S.E. Petrovitsky	-\$5,000
	Puget Drive S.E.	-\$3,000
BPA Easement		-\$5,000
Bonneville Trans Line Acreage		\$7,000 per acre
Cedar River Pipeline Esmt Acreage		\$7,000 per acre

**UPPER RENTON HILL(SECSW17,SE17,& NW20–NEIGHBORHOOD5)LAND VALUES**

<b>LOT SIZE</b>	<b>BASE LAND VALUES</b>
<2,500 S.F.	\$60,000
2,500 S.F. – 3,499 S.F.	\$65,000
3,500 S.F. – 6,499 S.F.	\$70,000
6,500 S.F. – 8,999 S.F.	\$80,000
9,000 S.F. – 11,999 S.F.	\$90,000
12,000 S.F. – 14,999 S.F.	\$100,000
15,000 S.F. – 19,999 S.F.	\$110,000
20,000 S.F. – 24,999 S.F.	\$130,000
25,000 S.F. – 29,999 S.F.	\$150,000
30,000 S.F. – 34,999 S.F.	\$175,000
35,000 S.F. – 39,999 S.F.	\$190,000
40,000 S.F. – 44,999 S.F.	\$200,000
45,000 S.F. – 49,999 S.F.	\$210,000
50,000 S.F. – 54,999 S.F.	\$225,000
+ Each ¼ of an acre	\$25,000
<b>ADJUSTMENTS</b>	
Views are not cummulative	<b>AMOUNT OF ADJUSTMENTS</b>
If Lake & Terr, then Lake adjustment applied	
If Terr or Mtn, then terr or Oly adj applied	
Territorial: Fair	+\$10,000
Average	+\$15,000
Good	+\$20,000
Excellent	+\$30,000
Olympics Only	+\$10,000
Lake Washington: Fair	+\$35,000
Average	+\$40,000
Good	+\$55,000
Excellent	+\$75,000
Traffic Noise: Moderate	-\$10,000
Heavy	-\$20,000
Freeway	-\$25,000
Topography	-5% to -70%

**CASCADE AREA (SECTION 29) LAND VALUES**

<b>LOT SIZE</b>	<b>BASE LAND VALUES</b>
3,000 S.F. – 4,999 S.F.	\$60,000
5,000 S.F. – 7,999 S.F.	\$65,000
8,000 S.F. – 9,999 S.F.	\$70,000
10,000 S.F. – 12,999 S.F.	\$75,000
13,000 S.F. – 17,999 S.F.	\$80,000
18,000 S.F. – 21,999 S.F.	\$85,000
22,000 S.F. – 29,999 S.F.	\$90,000

30,000 S.F. – 39,999 S.F.	\$95,000
40,000 S.F. – 43,560 S.F.	\$100,000
+ each ¼ of an acre	+\$20,000

***Vacant Sales Used In This Physical Inspection Analysis***

**Area 30**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>
2	008700	0065	2/7/02	\$100000	25897	N	N
2	008800	0425	7/31/01	\$35000	8500	N	N
2	008800	0690	3/19/01	\$89000	11782	N	N
2	329470	0075	10/11/01	\$105000	5128	Y	N
2	329470	0415	1/15/02	\$110000	10075	Y	N
29-2	796910	0181	6/11/2001	\$90000	23000	N	N
29-2	052205	9330	1/2/2002	\$150000	62726	N	N
59-1	334040	1472	4/19/2002	\$72000	6900	N	N
59-1	008700	0296	4/19/2002	\$79950	18000	N	N
59-6	342305	9198	2/6/2002	\$52500	9750	N	N
60-7	032205	9135	8/24/2002	\$110000	47916	N	N

***Vacant Sales Removed From This Physical Inspection Analysis***  
**Area 30**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
2	008800	0108	9/13/02	\$190000	MULTI-PARCEL SALE;
2	008800	0109	9/13/02	\$190000	MULTI-PARCEL SALE;
2	073900	0038	3/27/01	\$42000	BANKRUPTCY - RECEIVER OR TRUSTEE;
2	222305	9028	12/24/01	\$1180000	GOVT AGENCY; EASEMENT OR RIGHT-OF-WAY
2	247344	0080	6/3/02	\$256000	SELLING OR BUYING COSTS AFFECT SALE PRICE;
2	289260	0036	9/10/01	\$180000	MULTI-PARCEL SALE;
2	292305	9171	6/6/02	\$120000	MULTI-PARCEL SALE; RELATED PARTY OR NEIGHBOR
2	292305	9172	6/6/02	\$120000	MULTI-PARCEL SALE; RELATED PARTY OR NEIGHBOR
2	292305	9173	6/6/02	\$120000	MULTI-PARCEL SALE; RELATED PARTY OR NEIGHBOR
2	564050	0110	4/16/01	\$215000	MULTI-PARCEL SALE;

## **Improved Parcel Total Value Model:**

### ***Model Development, Description and Conclusions***

Most sales were field verified and characteristics updated prior to model development. Additionally, all sales from 1/2001 to 1/2003 were given equal consideration and weight in the model. The assessment level sought in this valuation is 100% of market as mandated by the governing jurisdiction.

Area 30 is a very desirable area because of its easy access to freeways (Highway 167, Interstate 405, and Interstate 5), major shopping centers (South Center), employment centers (Boeings, valley commercial warehouses) health centers (Valley Medical Center), and recreation facilities (Fairwood Golf Course & Maplewood Golf & Country Club). This area is also desirable because the Cascade area fulfills a demand for entry level homes for first time home buyers. Ample sales of the homes in this area provided a sales sample representing most of the characteristics in the population. This provided the basis for a good multiplicative model utilizing the Assessor's RCNLD (Replacement Cost New Less Depreciation) as an independent variable.

Properties in fair or poor condition, homes that are grade 4 or grade 11, and parcels with more than one improvement were considered exceptions. In the valuing of exception parcels, appraiser judgment was the most important factor with the aid of available Assessor applications and cost tools. Mobile homes were also considered as exception parcels and were valued using the "Boecke" 2002 Mobile-Manufactured Housing Cost Guide with an additional \$18,000 added to reflect market value for mobile homes in the area. There were a total of 40 properties with mobile homes in Area 30-2, four of which had sold in the last two years and one property with a mobile home in Area 30-3.

The improved parcel total value models are included later in this report.

**Improved Parcel Total Value Model Calibration**

**NCSS Multiplicative Model  
Area 30**

**FORMULA:**

<u>VARIABLE</u>	<u>COEFFICIENT</u>
Intercept	<b>2.789881</b>
+ If in Sub Area 3, then	1 * <b>0.01569452</b>
+ If in Rolling Hills Village Replat, Plat 739910, then	1 * <b>-0.03549349</b>
+ If in Upper Renton Hill, Neighborhood 5, then	1 * <b>0.04947136</b>
+ If in Valley Faire, Plat 885690, then	1 * <b>0.05881294</b>
+ If in Trails at Carriagewood, Plat 140270, then	1 * <b>0.07767</b>
+ If in Carriagewood, Plats 140260-140267, then	1 * <b>0.03497534</b>
+ If in Rolling Hills, Plats 739900, 739920, 739930, then	1 * <b>0.03767489</b>
+ LN(BaseLand/1000)	<b>0.2598001</b>
+ LN(TotalRCNLD/1000)	<b>0.2895115</b>
+ LN(EXP(((Max(YrBuilt,YrRen))-1900+1)/10))	<b>0.009578115</b>
+ If Grade > 8, then	1 * <b>0.0410809</b>
+ If Condition = 4, Good, then	1 * <b>0.007290544</b>
+ If Condition = 5, Very Good, then	1 * <b>0.0283806</b>
+ If Rambler, No Basement, then	1 * <b>-0.01373812</b>
+ If in Cascade Vista Div. 2, Plat 143260, then	1 * <b>0.02682595</b>
+ If in Fairwood Park Div. 23, Plat 247353, then	1 * <b>0.07923459</b>
	= <b>Total</b>

Then, EXP(Total) \* 1000 = EMV

Then, Truncate EMV value to the lower thousand

EMV	= TOTAL VALUE
LAND VALUE	= BASE LAND VALUE
IMPROVEMENT VALUE	= EMV - BASE LAND VALUE

## **Glossary for Improved Sales**

### **Condition: Relative to Age and Grade**

1= Poor	Many repairs needed. Showing serious deterioration
2= Fair	Some repairs needed immediately. Much deferred maintenance.
3= Average	Depending upon age of improvement; normal amount of upkeep for the age of the home.
4= Good	Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain
5= Very Good	Excellent maintenance and updating on home. Not a total renovation.

### **Residential Building Grades**

Grades 1 - 3	Falls short of minimum building standards. Normally cabin or inferior structure.
Grade 4	Generally older low quality construction. Does not meet code.
Grade 5	Lower construction costs and workmanship. Small, simple design.
Grade 6	Lowest grade currently meeting building codes. Low quality materials, simple designs.
Grade 7	Average grade of construction and design. Commonly seen in plats and older subdivisions.
Grade 8	Just above average in construction and design. Usually better materials in both the exterior and interior finishes.
Grade 9	Better architectural design, with extra exterior and interior design and quality.
Grade 10	Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage.
Grade 11	Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.
Grade 12	Custom design and excellent builders. All materials are of the highest quality and all conveniences are present
Grade 13	Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.

***Improved Sales Used In This Physical Inspection Analysis***  
**Area 30**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built</b>	<b>Cond</b>	<b>Lot Size</b>	<b>Vie w</b>	<b>Water-front</b>	<b>Situs Address</b>
2	292305	9126	2/1/02	161000	730	730	5	1948	4	15450	N	N	11504 SE 176TH ST
2	329470	0381	12/4/01	131000	780	0	5	1920	3	3318	N	N	1511 S 9TH ST
2	292305	9112	3/19/01	157500	1080	0	5	1923	4	8003	N	N	10839 SE 170TH ST
2	329470	0145	7/29/02	130000	620	0	6	1955	2	6955	Y	N	905 S 9TH ST
2	236920	0010	2/23/02	150200	700	0	6	1941	4	9655	N	N	11012 SE 173RD ST
2	008800	0061	12/5/01	151000	710	0	6	1953	4	7560	N	N	16024 114TH AV SE
2	329470	0310	9/20/02	195000	750	0	6	1943	4	8125	N	N	805 HIGH AV S
2	142320	0050	10/22/02	142000	790	0	6	1957	3	9450	N	N	11667 SE 163RD ST
2	142340	0120	10/23/02	164850	800	0	6	1958	4	9204	N	N	16142 119TH AV SE
2	142340	0185	1/19/01	124000	800	0	6	1958	3	9204	N	N	16145 120TH AV SE
2	008800	0391	8/28/02	162000	840	0	6	1947	4	23380	N	N	16471 113TH AV SE
2	143260	0730	5/7/01	192000	860	710	6	1959	4	6979	N	N	11850 SE 157TH PL
2	143240	0110	12/23/02	182000	920	0	6	1958	5	7643	N	N	17025 125TH AV SE
2	143240	0390	8/10/01	149950	920	0	6	1958	4	7560	N	N	17004 122ND AV SE
2	143260	0025	9/27/02	162900	920	0	6	1958	4	7560	N	N	15734 116TH AV SE
2	143260	0350	9/9/02	163000	920	0	6	1958	4	7560	N	N	15767 119TH PL SE
2	143270	0350	3/8/02	174000	920	320	6	1959	4	7560	N	N	12643 SE 169TH ST
2	143270	0770	7/30/02	193950	920	920	6	1959	4	7560	N	N	12631 SE 170TH ST
2	143270	0800	5/25/01	177950	920	920	6	1959	3	7680	N	N	17004 127TH AV SE
2	143270	0900	5/18/01	188500	920	920	6	1959	4	7560	N	N	12729 SE 171ST PL
2	143270	0980	11/12/02	184500	920	250	6	1959	4	9162	N	N	12728 SE 172ND ST
2	143270	0400	8/15/01	153000	940	0	6	1959	3	7560	N	N	16912 126TH PL SE
2	143270	1510	2/26/01	165000	940	0	6	1959	4	7560	N	N	16882 125TH AV SE
2	282305	9102	11/19/02	176000	940	0	6	1967	4	10689	N	N	16028 126TH AV SE
2	142350	0030	2/8/02	159950	960	0	6	1959	4	9045	N	N	16229 121ST AV SE
2	143260	0275	8/7/02	178250	960	0	6	1958	4	7560	N	N	15762 118TH PL SE

***Improved Sales Used In This Physical Inspection Analysis***  
**Area 30**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built</b>	<b>Cond</b>	<b>Lot Size</b>	<b>Vie w</b>	<b>Water-front</b>	<b>Situs Address</b>
2	143270	1490	11/20/02	158000	970	0	6	1960	4	7560	N	N	16868 125TH AV SE
2	143270	1560	8/8/01	150000	970	0	6	1960	4	11734	N	N	16925 125TH PL SE
2	143260	0545	11/18/01	170000	980	0	6	1959	3	7980	N	N	15750 117TH AV SE
2	143260	0680	3/12/02	174950	980	0	6	1959	4	7700	N	N	11716 SE 157TH ST
2	723150	0460	9/3/02	210000	990	0	6	1914	4	6610	Y	N	539 CEDAR AV S
2	008800	0050	7/25/02	182000	1000	0	6	1961	4	12740	N	N	16016 113TH AV SE
2	143240	1141	12/16/02	177000	1040	0	6	1958	3	8840	N	N	12215 SE 172ND ST
2	162680	0040	6/13/02	165000	1090	0	6	1919	5	12550	N	N	10813 SE 173RD ST
2	143270	1310	5/14/02	183000	1100	600	6	1959	4	8400	N	N	17112 125TH AV SE
2	008800	0551	4/3/02	164500	1130	0	6	1950	4	10125	N	N	16467 111TH AV SE
2	008800	0770	2/15/01	175000	1130	550	6	1911	4	9614	N	N	16427 109TH AV SE
2	142320	0015	5/23/02	165500	1140	0	6	1957	3	9450	N	N	11617 SE 163RD ST
2	142350	0290	4/18/02	161450	1140	0	6	1959	4	8625	N	N	16144 121ST AV SE
2	142350	0620	12/3/02	169813	1140	0	6	1959	4	12025	N	N	12316 SE 164TH ST
2	142350	0770	5/22/02	170000	1140	0	6	1959	4	8413	N	N	16228 122ND AV SE
2	143240	0510	7/18/01	176300	1140	0	6	1958	4	8314	N	N	16803 123RD AV SE
2	143260	0010	7/26/02	171500	1140	0	6	1958	4	7560	N	N	15710 116TH AV SE
2	143260	0315	2/16/01	169900	1150	0	6	1958	3	8010	N	N	15794 118TH PL SE
2	143260	0630	7/23/02	170000	1150	0	6	1959	3	11524	N	N	11809 SE 157TH ST
2	143270	0210	5/29/01	153000	1150	0	6	1959	3	7560	N	N	12652 SE 169TH ST
2	143270	0320	2/16/01	160000	1150	0	6	1959	4	7560	N	N	12667 SE 169TH ST
2	143270	0880	10/24/01	170000	1150	0	6	1959	4	12861	N	N	12741 SE 171ST PL
2	142340	0020	6/5/02	171500	1160	0	6	1958	4	9012	N	N	16135 119TH AV SE
2	143240	0570	2/9/01	155000	1160	0	6	1958	4	7560	N	N	16966 121ST AV SE
2	143240	0625	9/5/01	164900	1170	0	6	1958	4	7560	N	N	17011 122ND AV SE
2	143260	0365	3/7/02	177000	1170	0	6	1958	4	11024	N	N	15755 119TH PL SE
2	143270	0660	3/23/01	180000	1170	700	6	1959	3	7560	N	N	12632 SE 170TH ST
2	143240	0400	10/18/02	169000	1190	0	6	1958	4	7560	N	N	17018 122ND AV SE
2	863710	0260	7/18/01	189000	1190	0	6	1993	3	6112	N	N	10928 SE 169TH PL
2	863710	0280	3/26/02	185000	1190	0	6	1993	3	4402	N	N	10918 SE 169TH PL

***Improved Sales Used In This Physical Inspection Analysis***  
**Area 30**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built</b>	<b>Cond</b>	<b>Lot Size</b>	<b>Vie w</b>	<b>Water-front</b>	<b>Situs Address</b>
2	863710	0380	8/22/01	177000	1190	0	6	1994	3	4973	N	N	17029 110TH PL SE
2	863710	0410	4/24/01	183000	1190	0	6	1994	3	4430	N	N	17026 110TH PL SE
2	142350	0300	7/8/02	184000	1200	0	6	1959	4	8625	N	N	16136 121ST AV SE
2	142340	0110	12/21/02	165000	1210	0	6	1958	4	9201	N	N	16158 119TH AV SE
2	142350	0790	5/15/01	164500	1210	0	6	1959	4	8413	N	N	16212 122ND AV SE
2	143260	0385	9/23/02	175000	1210	0	6	1958	4	7560	N	N	15760 118TH AV SE
2	142350	0280	8/8/01	174250	1220	0	6	1959	4	8625	N	N	16152 121ST AV SE
2	143270	1390	12/4/01	160500	1240	0	6	1959	4	7560	N	N	17017 127TH AV SE
2	143240	0345	3/27/01	172200	1250	0	6	1958	4	8314	N	N	16804 122ND AV SE
2	143240	0685	7/2/02	165000	1250	0	6	1958	3	7560	N	N	16812 120TH AV SE
2	143270	1380	6/26/01	170000	1250	0	6	1959	3	7560	N	N	17105 127TH AV SE
2	143270	1530	1/29/01	162500	1250	0	6	1959	3	8135	N	N	12516 SE 171ST ST
2	143270	1550	5/22/01	175000	1250	0	6	1959	4	13463	N	N	16937 125TH PL SE
2	143240	0385	5/30/02	183000	1280	0	6	1958	4	8926	N	N	16864 122ND AV SE
2	142340	0175	12/11/02	189950	1300	0	6	1958	5	9207	N	N	16131 120TH AV SE
2	863710	0170	4/23/01	178000	1340	0	6	1994	3	4698	N	N	10972 SE 169TH PL
2	863710	0390	5/21/02	190990	1340	0	6	1994	3	4890	N	N	17033 110TH PL SE
2	722900	0010	8/13/01	194155	1350	0	6	1959	4	10800	N	N	17211 129TH AV SE
2	722900	0170	1/24/02	190000	1400	0	6	1958	4	18674	N	N	17448 129TH AV SE
2	722900	0040	12/23/02	178000	1430	0	6	1958	4	10800	N	N	17413 129TH AV SE
2	722140	0100	12/14/01	217000	1440	0	6	1984	3	4622	Y	N	411 RENTON AV S
2	143240	0055	6/21/02	174000	1460	0	6	1958	4	7560	N	N	17012 124TH AV SE
2	282305	9118	8/13/01	185000	1470	0	6	1977	4	9652	N	N	17312 117TH AV SE
2	142320	0190	6/10/02	192000	1480	0	6	1957	4	10028	N	N	11680 SE 163RD ST
2	142320	0165	6/21/01	170500	1490	0	6	1957	4	9829	N	N	11644 SE 163RD ST
2	143240	0235	3/13/02	200500	1630	0	6	1958	4	7560	N	N	17026 123RD AV SE
2	142320	0180	10/29/01	190500	1670	0	6	1990	4	9948	N	N	11668 SE 163RD ST
2	143260	0670	12/5/01	205000	1980	0	6	1959	4	7700	N	N	11702 SE 157TH ST
2	143240	0050	12/12/01	172000	2250	0	6	1958	4	7560	N	N	17004 124TH AV SE
2	247340	0130	7/6/01	216500	910	700	7	1978	4	8400	N	N	16541 132ND PL SE

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**Area 30**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built</b>	<b>Cond</b>	<b>Lot Size</b>	<b>Vie w</b>	<b>Water-front</b>	<b>Situs Address</b>
2	864551	1230	10/16/01	187750	910	890	7	1977	3	19390	N	N	1414 INDEX AV SE
2	142370	0860	11/14/01	193000	940	620	7	1963	4	8250	N	N	16531 116TH PL SE
2	143280	0530	2/14/01	167000	940	0	7	1961	4	7700	N	N	12677 SE 162ND ST
2	247310	0380	9/4/02	176000	950	0	7	1967	4	9750	N	N	13621 SE 173RD PL
2	142370	0220	11/9/01	170000	960	640	7	1963	4	7700	N	N	11609 SE 166TH PL
2	247336	0130	2/24/02	196000	960	400	7	1981	3	8792	N	N	13409 SE 171ST PL
2	247340	0040	9/6/01	196000	990	960	7	1977	3	8640	N	N	16427 132ND PL SE
2	247340	0100	3/12/02	214950	990	880	7	1977	3	8960	N	N	16523 132ND PL SE
2	247342	0120	8/14/01	224000	990	990	7	1981	3	16800	N	N	16805 135TH PL SE
2	142380	0090	9/19/01	172000	1000	0	7	1966	4	9802	N	N	16419 120TH AV SE
2	142390	0840	9/6/02	160000	1000	0	7	1966	4	9656	N	N	12305 SE 167TH ST
2	142390	0990	12/11/02	188200	1000	0	7	1966	4	8282	N	N	12214 SE 167TH ST
2	247338	0480	11/26/02	227500	1000	720	7	1976	5	7210	N	N	16210 131ST AV SE
2	008800	0730	3/25/02	193000	1010	700	7	1962	4	9730	N	N	10812 SE 166TH ST
2	142390	0120	6/1/01	164500	1010	600	7	1967	4	8217	N	N	12331 SE 164TH ST
2	142390	0470	3/27/02	183000	1010	500	7	1966	4	8418	N	N	16623 122ND AV SE
2	143140	0260	7/24/01	208000	1010	1010	7	1961	5	8030	N	N	15746 121ST AV SE
2	143150	0170	1/24/01	164950	1010	0	7	1961	4	9675	N	N	16035 123RD PL SE
2	143150	0470	6/28/01	190950	1010	720	7	1962	3	10440	N	N	15804 124TH AV SE
2	143170	0150	4/4/02	190000	1010	700	7	1963	4	10292	N	N	12824 SE 158TH ST
2	143170	0270	12/27/02	201000	1010	700	7	1962	4	6720	N	N	12638 SE 160TH ST
2	143280	0020	3/12/02	189900	1010	720	7	1961	3	20320	N	N	12606 SE 161ST ST
2	143280	0030	9/21/01	175000	1010	660	7	1961	3	13394	N	N	12612 SE 161ST ST
2	143280	0110	9/20/01	170000	1010	640	7	1961	3	13300	N	N	12660 SE 161ST ST
2	143280	0190	5/24/01	164000	1010	480	7	1961	3	9788	N	N	12637 SE 161ST ST
2	143280	0500	5/9/02	192000	1010	360	7	1961	4	7700	N	N	12659 SE 162ND ST
2	143290	0170	5/10/01	188000	1010	600	7	1962	4	12031	N	N	16312 127TH PL SE
2	143290	0230	4/20/01	202000	1010	710	7	1962	4	8609	N	N	12723 SE 164TH ST
2	143290	0240	9/24/02	191500	1010	600	7	1962	4	8579	N	N	12731 SE 164TH ST
2	143310	0010	3/16/01	174000	1010	720	7	1962	4	8706	N	N	16109 126TH AV SE

***Improved Sales Used In This Physical Inspection Analysis***  
**Area 30**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built</b>	<b>Cond</b>	<b>Lot Size</b>	<b>Vie w</b>	<b>Water-front</b>	<b>Situs Address</b>
2	143310	0200	2/27/01	179500	1010	720	7	1962	3	7945	N	N	16308 126TH AV SE
2	143320	0050	5/10/01	173500	1010	600	7	1967	3	9448	N	N	12506 SE 164TH PL
2	684300	0080	9/18/02	208000	1010	720	7	1962	3	9230	N	N	1724 EDMONDS WY SE
2	684300	0090	7/26/02	182700	1010	480	7	1962	3	9230	N	N	1716 EDMONDS WY SE
2	684300	0130	11/25/01	198950	1010	1010	7	1963	3	8946	N	N	1616 EDMONDS WY SE
2	684300	0320	2/27/01	178500	1010	700	7	1962	3	8640	N	N	1810 116TH AV SE
2	864550	0370	6/12/01	174950	1020	0	7	1962	3	8100	N	N	1500 FERNDALE AV SE
2	864550	1260	10/31/02	180000	1020	1020	7	1966	3	7480	Y	N	1800 BEACON WY SE
2	722140	0121	11/1/02	243000	1030	0	7	1936	4	8100	Y	N	404 CEDAR AV S
2	722900	0116	6/6/02	176300	1030	0	7	1999	3	6269	N	N	17204 129TH AV SE
2	247310	0290	9/25/01	214000	1040	530	7	1967	4	7313	N	N	13522 SE 173RD PL
2	143140	0070	8/9/02	189900	1060	0	7	2001	3	7900	N	N	15744 120TH AV SE
2	008800	0202	4/19/02	162000	1070	0	7	1953	3	7500	N	N	11434 SE 164TH ST
2	142390	0920	5/30/02	189500	1070	0	7	1966	4	7810	N	N	12213 SE 166TH ST
2	247338	0830	10/23/01	191900	1070	730	7	1976	3	8280	N	N	13105 SE 164TH ST
2	246070	0800	6/14/02	219500	1080	440	7	1979	3	7770	N	N	12915 SE 160TH ST
2	246070	0960	8/23/01	201450	1080	440	7	1979	3	7350	N	N	13024 SE 159TH PL
2	667307	0270	10/21/02	197000	1080	400	7	1981	3	8250	N	N	2116 SE 21ST ST
2	795507	0010	7/10/01	215000	1080	360	7	1979	4	8854	N	N	12811 SE 161ST ST
2	795507	0080	4/23/01	210895	1080	440	7	1979	4	7698	N	N	12851 SE 161ST ST
2	864550	0320	4/10/02	209950	1080	1080	7	1963	3	7474	N	N	2616 SE 16TH ST
2	864550	1120	6/14/01	200000	1080	700	7	1977	3	7700	N	N	1611 FERNDALE AV SE
2	864550	1160	12/12/01	204000	1080	700	7	1977	3	7700	N	N	1701 FERNDALE AV SE
2	864552	0010	3/13/02	223500	1080	790	7	1980	4	7597	N	N	3111 SE 20TH CT
2	142360	0230	9/18/01	172000	1090	0	7	1967	4	7278	N	N	16633 126TH AV SE
2	722920	0380	8/23/02	203500	1090	650	7	1967	4	10583	N	N	16926 130TH AV SE
2	864551	0680	7/25/01	214000	1090	530	7	1976	3	8295	N	N	1645 INDEX AV SE
2	142390	0870	6/18/01	190000	1100	530	7	1967	4	7700	N	N	12207 SE 167TH ST
2	142391	0850	4/24/02	231000	1110	1030	7	1968	4	7070	N	N	12625 SE 166TH ST
2	864550	1040	8/27/01	229000	1110	990	7	1980	3	7700	N	N	1602 FERNDALE AV SE

***Improved Sales Used In This Physical Inspection Analysis***  
**Area 30**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built</b>	<b>Cond</b>	<b>Lot Size</b>	<b>Vie w</b>	<b>Water-front</b>	<b>Situs Address</b>
2	884900	0040	3/8/02	185690	1130	0	7	1959	4	5300	N	N	1510 S 6TH ST
2	142380	0320	7/5/02	195000	1140	700	7	1963	3	11853	N	N	16554 119TH AV SE
2	247310	0150	2/21/02	189950	1140	620	7	1967	3	7700	N	N	13604 SE 170TH ST
2	247310	0260	11/13/02	217500	1140	620	7	1967	4	9375	N	N	17135 136TH PL SE
2	247310	1100	7/27/01	182000	1140	520	7	1967	3	8580	N	N	17207 137TH AV SE
2	143290	0150	4/5/02	200000	1150	670	7	1962	4	7381	N	N	12762 SE 164TH ST
2	143320	0010	5/3/02	192000	1150	0	7	1997	4	7500	N	N	16315 126TH AV SE
2	864553	0010	3/28/02	210000	1150	250	7	1979	3	7384	N	N	3311 SE 17TH ST
2	864554	0210	7/13/01	198900	1150	250	7	1980	3	9000	N	N	3624 SE 19TH CT
2	864554	0250	6/19/01	194500	1150	250	7	1980	3	7650	N	N	3611 SE 19TH CT
2	142380	0160	7/23/02	179900	1160	0	7	1966	4	9330	N	N	11834 SE 165TH ST
2	246070	0140	3/1/02	229950	1160	490	7	1981	4	7000	N	N	15812 130TH PL SE
2	246070	0700	6/22/01	214990	1160	490	7	1979	3	5225	N	N	12902 SE 158TH PL
2	282305	9062	4/25/01	183000	1160	420	7	1959	3	8370	N	N	17442 116TH AV SE
2	864552	0020	6/21/01	213000	1160	280	7	1979	3	8250	N	N	3117 SE 20TH CT
2	008800	0113	9/26/02	195000	1170	0	7	1995	3	9380	N	N	11230 SE 164TH ST
2	247325	0540	11/7/01	168750	1170	0	7	1968	3	7000	N	N	16155 138TH AV SE
2	739930	0450	9/27/02	191850	1170	0	7	1969	4	7770	N	N	1916 ABERDEEN AV SE
2	008800	0421	2/4/02	209990	1180	720	7	2002	3	4897	N	N	11126 SE 168TH ST
2	667307	0060	6/24/02	199500	1180	800	7	1981	3	8250	N	N	2205 SE 21ST ST
2	739930	0300	5/29/02	186000	1180	0	7	1969	4	7500	N	N	2115 SE 21ST CT
2	739930	0410	3/6/01	185000	1180	0	7	1968	4	7876	N	N	2120 SE 20TH CT
2	008800	0427	2/4/02	209990	1180	720	7	2002	3	4595	N	N	11124 SE 168TH ST
2	008800	0428	1/30/02	225807	1180	720	7	2002	3	4444	N	N	11122 SE 168TH ST
2	008800	0429	1/30/02	218597	1180	720	7	2002	3	4517	N	N	11120 SE 168TH ST
2	739930	0580	10/1/01	196000	1190	570	7	1968	4	6790	N	N	1913 CAMAS CT SE
2	864551	0730	7/10/01	205000	1190	800	7	1976	3	8100	N	N	1671 INDEX AV SE
2	008800	0363	7/20/01	190000	1200	0	7	1996	3	7054	N	N	16413 116TH AV SE
2	142360	0150	5/10/02	165000	1200	0	7	1967	4	7325	N	N	16752 125TH AV SE
2	739930	0810	2/19/02	202000	1210	290	7	1968	4	6972	N	N	2015 DAYTON CT SE

***Improved Sales Used In This Physical Inspection Analysis***  
**Area 30**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built</b>	<b>Cond</b>	<b>Lot Size</b>	<b>Vie w</b>	<b>Water-front</b>	<b>Situs Address</b>
2	739930	0850	9/13/02	210000	1210	290	7	1968	4	7482	N	N	2012 DAYTON CT SE
2	739930	0860	3/26/01	191100	1210	290	7	1968	4	7308	N	N	2006 DAYTON CT SE
2	142390	0710	12/17/01	186500	1220	0	7	1966	4	8252	N	N	16603 125TH AV SE
2	247339	0010	6/26/01	198338	1220	700	7	1968	3	7700	N	N	16216 133RD PL SE
2	381130	0070	10/22/01	213000	1220	290	7	1983	3	9968	N	N	17220 109TH PL SE
2	142370	0640	11/16/01	170000	1230	0	7	1966	4	7700	N	N	11635 SE 164TH ST
2	142390	0760	7/25/01	183950	1230	0	7	1966	4	7975	N	N	16618 124TH AV SE
2	739930	1120	9/17/01	189950	1230	0	7	1967	4	8715	N	N	2224 SE 19TH ST
2	142391	1040	12/17/02	194000	1240	620	7	1967	3	7009	N	N	16617 127TH AV SE
2	143290	0340	10/16/01	189950	1240	720	7	1962	3	8640	N	N	16312 128TH AV SE
2	247310	1080	10/24/01	211000	1240	240	7	1967	3	13176	N	N	13700 SE 172ND ST
2	247310	1260	6/20/02	195950	1240	0	7	1967	3	7210	N	N	13641 SE 171ST PL
2	247325	0460	8/29/02	186000	1240	0	7	1976	4	8025	N	N	13511 SE 161ST PL
2	247325	0640	8/30/02	225000	1240	420	7	1976	4	8585	N	N	16225 137TH PL SE
2	247339	0070	8/27/02	190000	1240	0	7	1968	4	6678	N	N	16112 133RD PL SE
2	247325	0890	9/17/01	220000	1250	1240	7	1974	3	10500	N	N	13442 SE FAIRWOOD BL
2	247338	0300	9/5/01	204000	1250	630	7	1969	4	7175	N	N	16111 131ST PL SE
2	247338	0330	3/23/01	203455	1250	620	7	1969	4	8302	N	N	13101 SE 162ND PL
2	247520	0080	3/21/02	195000	1250	0	7	1987	3	5546	N	N	2415 SE 8TH PL
2	739930	1060	3/28/01	182000	1250	0	7	1968	3	7500	N	N	2400 SE 19TH ST
2	864551	0840	3/27/01	221000	1250	900	7	1976	3	7314	N	N	1719 MONROE AV SE
2	142360	0060	6/5/01	180500	1260	0	7	1967	4	7278	N	N	16618 125TH AV SE
2	142360	0350	10/24/01	195000	1260	0	7	1963	4	7280	N	N	16616 126TH AV SE
2	142360	0390	4/24/02	187000	1260	0	7	1963	4	7280	N	N	16710 126TH AV SE
2	143150	0210	10/8/02	192000	1260	0	7	1962	4	12740	N	N	12379 SE 160TH ST
2	247338	1060	5/21/01	216250	1260	310	7	1975	4	7000	N	N	16365 129TH AV SE
2	247520	0650	6/29/01	182000	1260	0	7	1986	3	4000	N	N	2024 SE 8TH DR
2	864550	1600	1/23/01	206000	1260	1170	7	1978	3	8833	N	N	1928 BEACON WY SE
2	142380	0680	4/29/02	174000	1270	0	7	1966	3	7700	N	N	12112 SE 168TH ST
2	247338	0690	5/28/02	230000	1270	1000	7	1976	4	8400	N	N	12811 SE 164TH ST

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**Area 30**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built</b>	<b>Cond</b>	<b>Lot Size</b>	<b>Vie w</b>	<b>Water-front</b>	<b>Situs Address</b>
2	722920	0240	2/28/01	164000	1270	0	7	1967	3	9720	N	N	13010 SE 171ST PL
2	864551	0470	9/13/01	212000	1270	730	7	1975	4	7350	N	N	1622 LAKE YOUNGS WY SE
2	143280	0270	7/12/01	187000	1280	0	7	1961	4	8164	N	N	16105 128TH AV SE
2	246070	0690	6/27/02	216300	1280	500	7	1979	3	5775	N	N	12906 SE 158TH PL
2	247338	1150	2/1/02	225000	1280	920	7	1977	4	7000	N	N	16304 128TH PL SE
2	247520	0030	1/19/01	192500	1280	590	7	1988	3	3839	N	N	2311 SE 8TH DR
2	247520	0980	7/26/01	206950	1280	660	7	1988	3	4349	N	N	2047 SE 8TH PL
2	795507	0060	9/12/01	207000	1280	500	7	1979	4	7110	N	N	12843 SE 161ST ST
2	864550	0670	12/10/01	222000	1280	630	7	1979	4	8250	N	N	1603 GLENNWOOD AV SE
2	864550	1560	1/31/01	205500	1280	600	7	1977	3	7810	Y	N	1900 BEACON WY SE
2	864551	0270	7/18/01	197523	1280	440	7	1976	3	8023	N	N	3108 SE 17TH CT
2	864551	1320	5/9/01	216900	1280	960	7	1977	3	21608	N	N	1624 INDEX AV SE
2	864552	0160	1/11/02	221000	1280	930	7	1980	3	9317	N	N	3116 SE 20TH CT
2	864553	0280	5/8/01	202000	1280	900	7	1980	3	7956	N	N	3324 SE 16TH PL
2	142391	0330	1/28/02	167000	1290	0	7	1966	3	7389	N	N	12701 SE 166TH ST
2	143140	0250	12/17/02	198000	1290	1010	7	1961	3	8030	N	N	15740 121ST AV SE
2	143170	0400	4/20/01	199900	1290	1010	7	1962	4	7700	N	N	12639 SE 160TH ST
2	162680	0015	4/12/01	185000	1290	0	7	1957	4	10800	N	N	10822 SE 173RD ST
2	247342	0170	10/27/01	229950	1290	820	7	1979	3	13260	N	N	16903 135TH PL SE
2	247520	0610	8/14/01	190000	1290	0	7	1989	3	3835	N	N	2042 SE 8TH PL
2	247520	0790	9/24/02	197500	1290	0	7	1989	3	4113	N	N	2125 SE 8TH DR
2	864550	0620	9/27/01	204000	1290	900	7	1977	3	8330	N	N	1808 GLENNWOOD AV SE
2	864551	0960	10/3/02	204100	1290	1000	7	1977	3	9620	N	N	1814 KIRKLAND AV SE
2	142380	0250	4/29/02	200000	1300	0	7	1966	4	8050	N	N	16511 120TH AV SE
2	247325	0280	2/8/01	224000	1300	720	7	1977	3	9100	N	N	16215 135TH AV SE
2	739930	0110	9/25/01	191000	1300	320	7	1973	3	8625	N	N	2013 ABERDEEN PL SE
2	864550	0260	7/29/02	209000	1300	600	7	1965	3	7490	N	N	1433 LAKE YOUNGS WY SE
2	864550	0810	10/18/01	184500	1300	0	7	1977	3	8330	N	N	1803 GLENNWOOD AV SE
2	142380	0180	9/26/02	197600	1310	0	7	1966	4	7738	N	N	11818 SE 165TH ST
2	722921	0030	9/17/01	196850	1310	0	7	1968	4	8010	N	N	17227 130TH AV SE

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**Area 30**

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2	142380	0870	3/11/02	183300	1320	0	7	1966	4	7770	N	N	16537 121ST AV SE
2	142390	0340	3/15/01	186000	1320	0	7	1966	4	7989	N	N	12305 SE 165TH ST
2	638700	0090	4/23/01	224950	1320	1000	7	1961	4	10890	Y	N	1417 S 27TH ST
2	864551	0290	12/19/01	188000	1320	0	7	1975	3	8925	N	N	1668 LAKE YOUNGS WY SE
2	864551	0310	7/18/02	190000	1320	0	7	1975	3	7872	N	N	1660 KIRKLAND CT SE
2	247325	0260	11/19/01	227000	1330	360	7	1979	4	9100	N	N	16203 135TH AV SE
2	795507	0040	8/23/01	190000	1330	0	7	1979	4	7358	N	N	12831 SE 161ST ST
2	142380	0350	5/16/02	181000	1340	0	7	1965	3	8520	N	N	16536 119TH AV SE
2	246070	1080	11/6/01	175000	1340	0	7	1979	3	7725	N	N	13061 SE 159TH PL
2	247340	0360	12/1/02	204000	1340	0	7	1977	4	9000	N	N	16624 133RD PL SE
2	247340	0580	1/23/02	212500	1340	0	7	1978	3	10570	N	N	16620 132ND PL SE
2	142390	0280	2/22/02	201400	1360	0	7	1966	5	8381	N	N	12113 SE 165TH ST
2	246070	0400	3/6/02	195000	1360	0	7	1981	4	8280	N	N	12920 SE 157TH PL
2	246070	0570	3/15/02	192500	1360	0	7	1981	3	6050	N	N	15657 129TH CT SE
2	864550	0450	6/14/01	199950	1360	0	7	1963	5	8346	N	N	1603 LAKE YOUNGS WY SE
2	142390	0660	10/17/01	178000	1370	0	7	1966	4	7700	N	N	16707 125TH AV SE
2	722920	0110	9/28/01	197500	1380	0	7	1966	4	7836	N	N	17033 130TH AV SE
2	247338	0740	9/9/01	208950	1390	300	7	1976	4	8400	N	N	12909 SE 164TH ST
2	864551	1170	5/30/01	205000	1390	460	7	1977	3	9450	N	N	1309 HARRINGTON AV SE
2	864551	1340	2/15/01	210500	1390	460	7	1977	3	20202	N	N	1632 INDEX AV SE
2	864553	0140	8/15/01	226000	1390	400	7	1979	4	7350	N	N	1706 OLYMPIA AV SE
2	864554	0350	8/25/02	216000	1390	430	7	1980	3	8125	N	N	1708 PIERCE AV SE
2	142391	0960	8/12/02	204950	1400	0	7	1967	5	7726	N	N	16606 126TH PL SE
2	247310	0140	1/23/01	195000	1400	620	7	1967	3	7700	N	N	13610 SE 170TH ST
2	247310	0560	8/7/01	206950	1400	680	7	1967	4	7236	N	N	17222 139TH PL SE
2	247310	1150	9/18/01	200000	1400	440	7	1967	3	8800	N	N	17142 136TH PL SE
2	247310	1250	2/5/02	219950	1400	620	7	1967	4	7210	N	N	13635 SE 171ST PL
2	864550	0400	12/21/01	185000	1400	0	7	1962	4	8064	N	N	1525 FERNDALE AV SE
2	142380	0520	11/1/02	185000	1410	0	7	1965	4	8250	N	N	16551 121ST AV SE
2	864550	1330	4/19/01	186900	1420	0	7	1963	4	7480	Y	N	1640 BEACON WY SE

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**Area 30**

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2	247338	0350	4/19/01	210000	1430	360	7	1969	3	14691	N	N	13109 SE 162ND PL
2	864550	0690	2/19/01	226000	1430	950	7	2001	3	7700	N	N	1609 GLENNWOOD AV SE
2	247325	0510	8/29/02	187000	1440	0	7	1968	4	8400	N	N	13553 SE 161ST PL
2	739930	0650	6/22/01	172500	1440	0	7	1967	3	6900	N	N	2000 CAMAS CT SE
2	247520	0590	12/11/02	196000	1460	0	7	1988	3	4692	N	N	2046 SE 8TH PL
2	722920	0250	12/27/01	198500	1460	0	7	1967	4	7271	N	N	13004 SE 171ST PL
2	142380	0390	11/15/01	192500	1470	0	7	1963	4	13962	N	N	16521 119TH AV SE
2	142390	0050	10/9/02	180000	1470	0	7	1966	3	7700	N	N	12213 SE 164TH ST
2	247310	0990	6/3/02	203485	1480	0	7	1967	4	8755	N	N	17121 139TH PL SE
2	247325	0650	2/14/02	205000	1480	0	7	1969	3	7210	N	N	13540 SE 163RD ST
2	247339	0680	2/5/01	199950	1480	0	7	1969	4	15800	N	N	13236 SE 161ST PL
2	739930	0700	7/23/01	189500	1480	0	7	1968	4	7500	N	N	2001 DAYTON DR SE
2	739930	0870	6/4/01	194950	1480	0	7	1968	4	9130	N	N	2000 DAYTON CT SE
2	739930	0910	3/21/01	178500	1480	0	7	1968	4	7663	N	N	2409 SE 19TH ST
2	739930	0990	12/19/01	195000	1480	0	7	1968	4	9315	N	N	2004 EDMONDS DR SE
2	247325	1160	6/20/01	241000	1490	1100	7	1978	4	13625	N	N	16411 139TH PL SE
2	247310	0680	11/27/02	190000	1500	0	7	1967	3	10340	N	N	17237 139TH PL SE
2	142391	0780	3/26/01	186000	1510	0	7	1968	4	8508	N	N	12631 SE 165TH ST
2	247520	0530	8/6/01	199950	1510	0	7	1987	3	6134	N	N	2058 SE 8TH PL
2	247339	0190	10/26/01	175000	1520	0	7	1968	3	11248	N	N	13256 SE 160TH PL
2	722920	0160	10/29/02	206000	1520	0	7	1967	4	8425	N	N	17202 130TH AV SE
2	247325	0010	9/20/01	203500	1540	0	7	1967	4	11952	N	N	16168 139TH PL SE
2	247340	0370	3/28/02	220000	1540	0	7	1993	3	8400	N	N	16616 133RD PL SE
2	142360	0040	1/8/02	180000	1550	0	7	1967	3	7171	N	N	16604 125TH AV SE
2	247338	0800	12/10/01	195500	1550	0	7	1973	4	8280	N	N	13025 SE 164TH ST
2	246070	0990	11/19/01	184500	1560	0	7	1979	3	7200	N	N	13011 SE 159TH PL
2	247310	0010	7/26/01	191000	1560	0	7	1966	3	7569	N	N	17036 138TH PL SE
2	247325	0480	12/20/02	197000	1560	0	7	1976	3	8400	N	N	13529 SE 161ST PL
2	247342	0140	3/24/02	229950	1560	740	7	1979	3	18360	N	N	16817 135TH PL SE
2	008800	0451	1/16/02	198000	1570	0	7	1988	3	10125	N	N	10911 SE 164TH ST

***Improved Sales Used In This Physical Inspection Analysis***  
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<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built</b>	<b>Cond</b>	<b>Lot Size</b>	<b>Vie w</b>	<b>Water-front</b>	<b>Situs Address</b>
2	722140	0303	4/29/02	274000	1580	0	7	1933	5	9569	Y	N	610 RENTON AV S
2	142391	0790	6/21/01	194000	1600	0	7	1968	4	9554	N	N	16505 126TH PL SE
2	246070	0710	3/20/01	227500	1600	680	7	1979	3	5225	N	N	12901 SE 158TH PL
2	246070	0740	4/4/02	223000	1600	600	7	1979	3	7200	N	N	15805 129TH PL SE
2	246070	0770	6/4/01	229000	1600	680	7	1979	3	7500	N	N	12904 SE 160TH ST
2	247339	0120	4/17/02	190000	1600	0	7	1968	3	10472	N	N	13301 SE 160TH PL
2	247520	0540	4/20/01	199000	1600	0	7	1986	3	5420	N	N	2056 SE 8TH PL
2	864550	0830	7/26/02	217000	1600	0	7	1977	3	9450	N	N	1815 GLENNWOOD AV SE
2	142391	0760	10/16/02	196950	1610	0	7	1968	4	7840	N	N	12615 SE 165TH ST
2	247520	1200	8/8/01	187000	1630	0	7	1985	3	4000	N	N	2231 SE 8TH PL
2	142380	0330	5/8/02	184000	1640	0	7	1966	3	7826	N	N	16550 119TH AV SE
2	247338	0040	1/28/02	232950	1650	0	7	1969	5	7875	N	N	16042 131ST PL SE
2	247520	0440	6/11/02	204950	1660	0	7	1987	3	4681	N	N	2134 SE 8TH PL
2	247520	0940	10/14/02	219000	1660	0	7	1988	3	3894	N	N	2106 SE 8TH DR
2	143160	0120	8/23/01	187500	1670	0	7	1962	3	11470	N	N	15816 124TH PL SE
2	143280	0330	3/19/02	195000	1670	0	7	1961	4	7700	N	N	12654 SE 162ND ST
2	247310	0730	5/23/02	236000	1670	680	7	1967	4	9888	N	N	17270 138TH AV SE
2	142380	0600	9/13/02	187500	1680	0	7	1965	3	8050	N	N	11936 SE 168TH ST
2	142390	0850	7/3/01	180000	1680	0	7	1967	4	8382	N	N	12301 SE 167TH ST
2	247520	0850	12/19/01	245400	1680	0	7	1982	3	8571	N	N	2210 SE 8TH DR
2	247520	0930	8/14/02	203950	1690	0	7	1987	3	3449	N	N	2114 SE 8TH DR
2	247520	0640	9/20/01	208000	1700	0	7	1989	3	4000	N	N	2036 SE 8TH DR
2	142380	0930	8/30/01	184900	1710	0	7	1966	4	8369	N	N	16536 121ST AV SE
2	142390	0980	9/7/01	182000	1710	0	7	1966	4	8249	N	N	12206 SE 167TH ST
2	247520	1050	4/22/01	199950	1710	0	7	1987	3	4097	N	N	2069 SE 8TH PL
2	143150	0130	4/26/01	186100	1720	0	7	1961	3	8190	N	N	12311 SE 160TH ST
2	143150	0270	9/4/01	182000	1720	0	7	1961	3	7200	N	N	12343 SE 158TH ST
2	143150	0350	2/6/01	184000	1720	0	7	1961	3	7500	N	N	12336 SE 160TH ST
2	247310	0920	1/30/02	219950	1720	0	7	1988	3	10094	N	N	13731 SE 172ND ST
2	247338	0920	10/24/01	190000	1720	0	7	1970	4	10202	N	N	16355 130TH AV SE

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<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built</b>	<b>Cond</b>	<b>Lot Size</b>	<b>Vie w</b>	<b>Water-front</b>	<b>Situs Address</b>
2	247338	1020	7/19/01	189950	1720	0	7	1970	4	11037	N	N	16354 129TH AV SE
2	329470	0260	7/16/01	229950	1720	700	7	1952	4	10075	Y	N	1002 GRANT AV S
2	247344	0030	4/27/01	213400	1750	0	7	1973	3	7410	N	N	13303 SE 159TH PL
2	142391	0350	6/11/01	213000	1760	0	7	1968	4	8800	N	N	12715 SE 166TH ST
2	247325	1370	9/6/02	204950	1760	0	7	1968	4	7560	N	N	13825 SE 161ST PL
2	247520	1220	5/7/02	204900	1760	0	7	1987	3	3877	N	N	2235 SE 8TH PL
2	142370	0310	2/19/02	204950	1780	0	7	1965	4	7700	N	N	16536 118TH AV SE
2	289260	0010	5/6/02	191000	1780	0	7	1950	3	37500	N	N	11215 SE 168TH ST
2	722910	0090	10/18/02	189950	1790	0	7	1963	3	10350	N	N	17015 129TH AV SE
2	142390	0610	7/25/01	191850	1800	0	7	1966	4	10350	N	N	12418 SE 168TH ST
2	142390	0820	11/21/01	190200	1800	0	7	1966	4	8154	N	N	12313 SE 167TH ST
2	722920	0300	4/1/02	199950	1800	0	7	1967	3	8083	N	N	13019 SE 170TH PL
2	142391	0550	7/29/02	214950	1830	0	7	1967	4	7800	N	N	16763 128TH AV SE
2	142350	0630	3/25/02	189950	1840	0	7	1959	4	14300	N	N	12322 SE 164TH ST
2	142391	0950	2/27/01	195000	1850	0	7	1967	4	7368	N	N	16612 126TH PL SE
2	247342	0160	5/22/01	223000	1870	0	7	1979	3	14960	N	N	16829 135TH PL SE
2	247520	1190	2/5/01	205000	1950	0	7	1985	3	4000	N	N	2229 SE 8TH PL
2	143170	0360	12/18/02	229000	1980	710	7	1962	4	7700	N	N	12611 SE 160TH ST
2	142380	0740	2/27/01	189300	1990	0	7	1964	4	7243	N	N	16558 121ST AV SE
2	247520	0470	8/26/02	225000	1990	0	7	1986	3	4586	N	N	2070 SE 8TH PL
2	162680	0035	5/24/02	201500	2020	0	7	1990	3	13000	N	N	10805 SE 173RD ST
2	247338	0520	6/14/01	195000	2040	0	7	1969	4	8274	N	N	12904 SE 162ND ST
2	008800	0532	11/26/02	214000	2050	0	7	2002	3	10478	N	N	10918 SE 168TH ST
2	143310	0140	4/23/01	187500	2050	0	7	1962	4	9534	N	N	16136 126TH AV SE
2	247338	0910	11/27/02	254900	2060	0	7	1970	5	11275	N	N	16350 130TH AV SE
2	008700	0066	7/30/01	200000	2140	0	7	1949	4	19252	N	N	2824 BENSON RD S
2	247344	0060	9/9/02	218000	2430	0	7	1973	3	7410	N	N	13325 SE 159TH PL
2	008800	0910	7/6/01	225000	2580	0	7	1948	4	72818	N	N	16630 113TH AV SE
2	142380	0480	9/6/02	226000	2780	0	7	1984	3	10405	N	N	11915 SE 167TH ST
2	739910	0180	2/27/01	124900	840	430	8	1966	3	1848	N	N	1611 BLAINE CT SE

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2	723150	0380	7/9/01	268000	1020	500	8	1978	3	5750	Y	N	411 CEDAR AV S
2	739910	0040	8/20/01	145000	1200	0	8	1966	3	1848	N	N	1602 ABERDEEN CT SE
2	667305	0080	5/31/01	218000	1220	600	8	1978	3	10000	N	N	2227 JONES PL SE
2	329470	0181	11/21/01	244950	1310	530	8	1955	4	6710	Y	N	721 GRANT AV S
2	564050	0010	1/8/02	282000	1310	0	8	1936	4	27876	Y	N	1326 BEACON WY S
2	739920	0590	9/6/01	235000	1330	330	8	1970	3	7500	N	N	1713 SE 18TH PL
2	739900	0010	2/22/01	196500	1340	0	8	1966	4	12132	N	N	1749 JONES DR SE
2	739900	0020	6/5/01	195500	1380	0	8	1965	4	7500	N	N	1741 JONES DR SE
2	739920	0120	11/7/01	277500	1380	1380	8	1974	4	8560	N	N	1805 LINCOLN CIR SE
2	739910	0020	9/17/02	165000	1390	0	8	1966	3	1848	N	N	1598 ABERDEEN CT SE
2	722140	0250	1/1/01	320000	1400	950	8	1985	3	6075	Y	N	617 CEDAR AV S
2	739920	0670	5/31/01	287500	1440	1030	8	1979	4	7592	N	N	1907 ROLLING HILLS AV SE
2	739900	0230	9/27/01	248000	1460	800	8	1965	4	7500	N	N	1724 JONES DR SE
2	739920	0420	2/8/02	230000	1460	410	8	1966	3	11500	N	N	1925 SE 19TH CT
2	667305	0200	3/20/01	229900	1490	700	8	1978	3	7875	N	N	1910 SE 22ND PL
2	739900	0490	7/26/02	217000	1550	0	8	1965	3	8200	N	N	1725 ROLLING HILLS AV SE
2	739900	0550	8/12/02	255000	1570	400	8	1965	4	7560	N	N	2024 SE 17TH CT
2	739920	0550	7/18/01	233500	1590	750	8	1977	3	7500	N	N	2000 SE 18TH CT
2	739900	0300	9/17/02	285500	1670	1200	8	1969	4	8811	N	N	1711 KENNEWICK CT SE
2	739900	0180	11/14/01	259950	1700	0	8	1966	4	8540	N	N	1932 SE 16TH PL
2	739920	0340	5/13/02	259950	1720	730	8	1977	3	7980	N	N	1924 ROLLING HILLS AV SE
2	739900	0440	10/16/02	250000	1770	0	8	1965	4	9600	N	N	1933 SE 16TH PL
2	739920	0850	2/2/01	210000	1840	920	8	1973	3	9890	N	N	2027 ROLLING HILLS AV SE
2	008800	0131	6/17/01	239900	1900	0	8	2001	3	9000	N	N	11203 SE 162ND ST
2	739920	0150	12/23/02	249950	1930	0	8	1967	4	8526	N	N	1802 SE 18TH PL
2	739920	0140	3/8/02	288000	1970	1900	8	1977	3	6534	N	N	1817 LINCOLN CIR SE
2	329470	0361	11/6/02	252800	2140	0	8	1965	3	10400	N	N	802 HIGH AV S
2	739920	0350	3/18/02	250000	2540	0	8	1976	3	9500	N	N	2009 LINCOLN CIR SE
2	739920	0760	5/2/02	257000	2680	0	8	1978	3	8378	N	N	1910 JONES CT SE
2	739920	0200	6/8/01	299300	2010	1160	9	1978	3	7752	N	N	1801 KENNEWICK CIR SE

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2	722140	0201	8/23/02	480000	2080	1240	9	1991	3	10875	Y	N	527 RENTON AV S
2	733000	0010	3/16/01	400000	3170	0	9	1994	3	14199	N	N	1707 SE 7TH CT
2	000720	0195	11/1/01	415000	3420	0	9	2000	3	17039	Y	N	1017 HIGH AV S
2	564050	0005	9/20/02	500000	1770	1600	10	1996	3	8246	Y	N	1318 BEACON WY S
3	519800	0030	8/6/01	165000	1010	0	6	1968	3	9360	N	N	16125 SE PETROVITSKY RD
3	519800	0020	5/14/01	161000	1030	0	6	1968	4	8494	N	N	16123 SE PETROVITSKY RD
3	132833	0560	4/24/01	214950	960	670	7	1981	3	8760	N	N	17730 153RD CT SE
3	132834	0420	2/22/02	200000	1000	260	7	1981	3	7350	N	N	17654 152ND PL SE
3	132834	0020	3/27/02	192500	1040	490	7	1980	3	6700	N	N	15320 SE 179TH ST
3	132830	0560	10/25/02	214950	1080	530	7	1977	4	6804	N	N	17702 160TH AV SE
3	132830	0920	12/4/01	218950	1080	500	7	1977	3	8395	N	N	15906 SE 177TH ST
3	132830	0980	10/21/02	230000	1080	810	7	1977	3	8280	N	N	15935 SE 177TH ST
3	132835	0070	4/23/01	226000	1160	350	7	1983	3	9005	N	N	15830 SE 180TH CT
3	132830	0180	3/9/01	224900	1170	800	7	1977	3	6264	N	N	17814 161ST AV SE
3	247341	0690	10/26/02	235000	1170	940	7	1975	3	7208	N	N	17335 159TH AV SE
3	132834	0750	8/7/02	215000	1180	350	7	1980	4	9432	N	N	15319 SE 179TH ST
3	132833	0750	4/3/01	201000	1200	260	7	1978	3	9563	N	N	15419 SE 179TH ST
3	247341	0530	11/8/01	229950	1200	620	7	1975	4	7210	N	N	17414 158TH AV SE
3	247341	0620	5/16/01	207000	1200	560	7	1976	3	8051	N	N	17215 159TH AV SE
3	132834	0220	3/12/01	222000	1220	360	7	1983	3	7776	N	N	15217 SE 178TH ST
3	132835	0040	5/22/01	209950	1220	380	7	1984	3	6830	N	N	17913 158TH PL SE
3	132830	0750	4/12/01	227500	1260	940	7	1977	3	8140	N	N	17552 157TH PL SE
3	132833	0880	2/28/02	219500	1270	290	7	1983	3	7350	N	N	15411 SE 176TH PL
3	247341	0180	9/25/02	220219	1270	680	7	1976	3	7210	N	N	15700 SE 175TH ST
3	247341	0040	4/12/01	241500	1280	960	7	1976	3	13064	N	N	17327 158TH AV SE
3	247341	0230	5/4/01	215000	1300	460	7	1977	3	7600	N	N	15639 SE 175TH ST
3	132830	0120	3/22/02	234000	1370	650	7	1977	3	7000	N	N	16109 SE 179TH ST
3	132834	0490	12/6/02	220000	1370	0	7	1983	4	7350	N	N	15233 SE 176TH PL
3	132830	0280	8/27/02	239950	1400	510	7	1978	4	7875	N	N	17602 161ST AV SE
3	132835	0020	3/16/01	212500	1410	0	7	1984	3	6426	N	N	15811 SE 179TH ST

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3	132830	0270	7/22/02	238450	1420	580	7	1978	3	6825	N	N	17610 161ST AV SE
3	132830	1250	5/7/02	235900	1430	860	7	1977	3	9100	N	N	17712 159TH AV SE
3	132835	0050	10/25/02	224000	1500	0	7	1983	3	6892	N	N	15838 SE 180TH CT
3	132830	0990	8/16/01	207000	1530	0	7	1977	3	7650	N	N	17705 160TH AV SE
3	132833	0890	8/7/02	233000	1540	0	7	1981	3	7350	N	N	15417 SE 176TH PL
3	132835	0130	3/27/01	207400	1540	0	7	1984	3	8179	N	N	18009 158TH PL SE
3	132835	0060	1/25/01	210000	1550	0	7	1984	3	7695	N	N	15834 SE 180TH CT
3	132835	0190	6/20/02	242050	1550	800	7	1985	3	7693	N	N	17918 158TH PL SE
3	132830	0660	1/7/02	230000	2260	0	7	1977	3	6930	N	N	15940 SE 176TH PL
3	132834	0100	3/6/01	207000	1100	550	8	1980	3	8568	N	N	15223 SE 178TH PL
3	132832	0080	6/19/02	239900	1110	530	8	1979	3	7840	N	N	16233 SE 179TH ST
3	247352	0120	7/23/01	208000	1140	480	8	1982	3	8375	N	N	15839 SE 167TH PL
3	247335	0040	10/14/02	230000	1170	500	8	1976	3	9256	N	N	16203 142ND AV SE
3	140260	0660	7/22/02	221760	1180	380	8	1981	3	7676	N	N	18312 151ST CT SE
3	140260	0500	8/3/01	222000	1200	400	8	1981	3	7048	N	N	18306 152ND AV SE
3	140260	0570	3/11/02	230000	1200	380	8	1981	3	6561	N	N	18325 152ND AV SE
3	132830	0610	11/11/01	230000	1230	940	8	1977	3	6420	N	N	16014 SE 176TH PL
3	132833	0250	3/28/01	210600	1230	550	8	1978	3	6776	N	N	15418 SE 179TH ST
3	247337	0610	7/26/01	228000	1230	580	8	1974	4	9240	N	N	15603 SE 171ST PL
3	247341	0510	5/15/02	243000	1230	820	8	1975	3	7210	N	N	17428 158TH AV SE
3	132833	0230	6/14/01	219950	1250	530	8	1978	3	7400	N	N	17829 155TH AV SE
3	247341	1220	6/7/01	220250	1250	310	8	1975	4	7788	N	N	15914 SE 172ND PL
3	247341	1290	7/10/02	240000	1270	500	8	1974	3	9696	N	N	17151 158TH CT SE
3	247346	0800	10/22/02	232500	1270	840	8	1978	3	9000	N	N	17431 161ST AV SE
3	247345	0050	5/23/02	251000	1290	960	8	1980	3	9945	N	N	16031 SE 167TH PL
3	247345	0800	1/16/02	229950	1290	860	8	1979	3	7575	N	N	16228 SE 165TH ST
3	247346	0740	8/20/02	243000	1290	750	8	1978	3	10350	N	N	17309 161ST AV SE
3	247349	0050	12/5/01	241450	1300	740	8	1969	4	8262	N	N	15054 SE FAIRWOOD BL
3	247341	1310	5/31/01	234000	1330	400	8	1976	4	8084	N	N	15806 SE 172ND PL
3	247345	0040	6/27/02	238500	1330	630	8	1980	4	7272	N	N	16027 SE 167TH PL

***Improved Sales Used In This Physical Inspection Analysis***  
**Area 30**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built</b>	<b>Cond</b>	<b>Lot Size</b>	<b>Vie w</b>	<b>Water-front</b>	<b>Situs Address</b>
3	247346	0120	3/4/02	237000	1330	360	8	1978	3	8820	N	N	16110 SE 175TH ST
3	247346	0520	7/16/02	235000	1330	980	8	1978	3	7772	N	N	16064 SE 173RD ST
3	247346	0650	10/15/02	235000	1330	0	8	1978	3	7848	N	N	17333 160TH AV SE
3	247347	0190	3/19/02	222000	1330	630	8	1980	4	8820	N	N	16524 162ND PL SE
3	247351	0100	6/28/01	244950	1330	330	8	1977	4	8400	N	N	15509 SE 176TH ST
3	247345	0450	1/29/02	244950	1350	1240	8	1979	3	7210	N	N	16807 163RD PL SE
3	132831	0240	8/1/02	242000	1360	900	8	1977	3	12800	N	N	15518 SE 176TH PL
3	132833	0270	4/23/02	215700	1360	600	8	1978	3	8748	N	N	17830 154TH AV SE
3	247350	0090	1/14/02	230000	1360	440	8	1976	3	7665	N	N	15509 SE 175TH CT
3	247352	0180	12/18/01	247000	1370	700	8	1980	3	8400	N	N	16630 159TH PL SE
3	247337	2120	10/15/02	255000	1380	500	8	1976	3	7875	N	N	16924 155TH PL SE
3	247335	0410	12/26/01	225000	1400	750	8	1969	3	10192	N	N	16204 143RD AV SE
3	247300	0860	2/14/02	230000	1410	690	8	1966	3	7875	N	N	14320 SE 170TH ST
3	132832	0560	8/6/01	220000	1420	650	8	1979	3	6750	N	N	16219 SE 178TH PL
3	247300	0700	2/20/02	224950	1430	0	8	1969	3	9360	N	N	14304 SE 169TH ST
3	247352	0190	9/11/01	244950	1430	760	8	1979	3	7200	N	N	16625 159TH PL SE
3	247335	0470	5/14/01	239950	1440	0	8	1968	4	7875	N	N	14307 SE 163RD ST
3	247337	1520	10/17/02	236000	1440	0	8	1974	4	7350	N	N	17018 156TH AV SE
3	247348	0860	6/7/02	269000	1440	1230	8	1981	3	7630	N	N	17220 163RD PL SE
3	247352	0100	3/12/02	236000	1440	690	8	1980	3	7700	N	N	15829 SE 167TH PL
3	247352	0470	4/18/01	232500	1440	750	8	1978	3	7650	N	N	15757 SE 166TH PL
3	247352	0540	10/11/01	244000	1450	1080	8	1979	3	8000	N	N	16646 158TH PL SE
3	140263	0470	3/21/01	275000	1460	730	8	1987	3	8142	N	N	18226 154TH PL SE
3	247341	0950	2/20/02	215500	1460	0	8	1976	4	7107	N	N	17229 160TH AV SE
3	247351	0020	5/9/01	249000	1470	760	8	1977	4	7350	N	N	15211 SE 176TH ST
3	247341	0370	8/1/01	230000	1480	650	8	1975	3	9360	N	N	15747 SE 175TH PL
3	247341	0790	1/17/02	258000	1480	750	8	1976	4	7208	N	N	17418 159TH AV SE
3	247346	0710	8/1/02	215000	1480	0	8	1978	3	7632	N	N	17310 160TH PL SE
3	247335	0500	4/18/02	287500	1490	860	8	1976	4	8610	N	N	14325 SE 163RD ST
3	247352	0270	5/23/01	226000	1490	0	8	1980	3	7350	N	N	15806 SE 167TH PL

***Improved Sales Used In This Physical Inspection Analysis***  
**Area 30**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built</b>	<b>Cond</b>	<b>Lot Size</b>	<b>Vie w</b>	<b>Water-front</b>	<b>Situs Address</b>
3	247352	0710	6/22/01	223000	1490	200	8	1978	3	16800	N	N	15728 SE 166TH PL
3	247337	1370	9/6/02	233000	1500	0	8	1971	4	8056	N	N	16905 157TH PL SE
3	247345	0850	6/14/01	252950	1510	510	8	1979	4	7210	N	N	16509 162ND AV SE
3	132832	0660	3/13/01	218000	1530	360	8	1979	3	6860	N	N	16221 SE 178TH ST
3	247337	1950	2/8/01	230000	1530	370	8	1973	3	7875	N	N	15537 SE 168TH ST
3	247341	1270	11/25/02	230000	1530	0	8	1976	3	7810	N	N	17160 158TH CT SE
3	247300	1610	4/26/01	249000	1540	810	8	1969	3	9916	N	N	16919 150TH AV SE
3	247337	2090	7/15/02	225000	1540	0	8	1976	3	7560	N	N	15612 SE FAIRWOOD BL
3	247345	0360	12/3/02	242000	1540	460	8	1979	3	8147	N	N	16609 163RD PL SE
3	247300	2760	3/22/01	240500	1550	400	8	1967	4	10472	N	N	15002 SE 171ST ST
3	247335	1230	4/5/02	234950	1550	460	8	1968	3	12665	N	N	16304 145TH AV SE
3	247337	1190	2/21/01	211900	1550	0	8	1973	4	7875	N	N	16966 157TH AV SE
3	247300	1460	8/14/01	255500	1600	900	8	1968	3	9720	N	N	14651 SE FAIRWOOD BL
3	247300	2410	9/21/01	243500	1600	390	8	1967	3	8400	N	N	14613 SE 172ND ST
3	247337	2480	6/18/02	288450	1600	850	8	1974	4	12360	N	N	15450 SE FAIRWOOD BL
3	140265	0210	7/22/01	265000	1610	460	8	1985	3	7493	N	N	18316 155TH PL SE
3	247337	0560	12/11/02	280000	1610	960	8	1974	4	6890	N	N	15614 SE 173RD ST
3	247348	0710	8/20/02	215000	1610	0	8	1980	3	8840	N	N	16235 SE 175TH PL
3	247341	0640	8/15/01	220500	1620	420	8	1976	4	7696	N	N	17307 159TH AV SE
3	247346	0010	4/27/01	253000	1620	900	8	1978	3	7420	N	N	16003 SE 175TH PL
3	247346	0880	8/7/02	246000	1620	420	8	1978	3	8800	N	N	15916 SE 175TH ST
3	140264	0420	8/8/02	292500	1670	880	8	1984	3	7443	N	N	18223 150TH AV SE
3	140266	0310	7/24/01	242000	1670	0	8	1986	3	7881	N	N	18224 157TH AV SE
3	247300	3540	4/24/01	222000	1670	0	8	1967	4	11556	N	N	16247 141ST AV SE
3	247337	2260	9/13/01	250000	1670	700	8	1977	4	7875	N	N	16812 155TH PL SE
3	140265	0100	7/25/01	274000	1680	650	8	1986	3	8608	N	N	15375 SE 183RD DR
3	247300	2950	7/6/01	229950	1690	0	8	1967	3	8400	N	N	14682 SE FAIRWOOD BL
3	247335	0350	12/23/02	244950	1690	0	8	1968	4	8400	N	N	14318 SE 164TH ST
3	132832	1020	8/21/02	257000	1700	1050	8	1979	3	7350	N	N	17727 163RD PL SE
3	140267	0210	4/26/01	274950	1700	810	8	1987	3	7394	N	N	18206 159TH CT SE

***Improved Sales Used In This Physical Inspection Analysis***  
**Area 30**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built</b>	<b>Cond</b>	<b>Lot Size</b>	<b>Vie w</b>	<b>Water-front</b>	<b>Situs Address</b>
3	247335	0360	12/13/02	245000	1700	0	8	1968	4	8400	N	N	14312 SE 164TH ST
3	140263	0050	9/14/01	243000	1710	0	8	1984	3	7394	N	N	18209 153RD AV SE
3	140265	0330	4/11/02	287500	1710	840	8	1986	3	8240	N	N	18233 155TH PL SE
3	132831	0310	5/15/02	229950	1730	910	8	1978	3	7704	N	N	17621 157TH AV SE
3	132831	0840	5/25/01	210000	1730	0	8	1977	3	13500	N	N	17904 156TH PL SE
3	247345	1170	8/15/01	258800	1730	460	8	1980	3	9396	N	N	15915 SE 166TH PL
3	247351	0260	8/6/01	287000	1750	1640	8	1978	3	9760	N	N	15218 SE 175TH PL
3	247337	2710	6/6/02	245950	1780	0	8	1973	4	8066	N	N	15246 SE FAIRWOOD BL
3	247341	0960	5/17/01	232500	1780	0	8	1976	3	7210	N	N	17301 160TH AV SE
3	247346	0450	5/22/02	226000	1780	0	8	1978	4	8320	N	N	16055 SE 172ND PL
3	247300	1110	5/17/02	229950	1790	0	8	1966	3	7875	N	N	16802 143RD AV SE
3	247300	0610	12/23/02	322500	1820	1510	8	1977	4	10010	N	N	14426 SE 169TH ST
3	247337	1720	3/29/01	220000	1830	0	8	1973	3	7700	N	N	15904 SE FAIRWOOD BL
3	247345	0840	9/26/02	230000	1830	0	8	1979	3	7210	N	N	16503 162ND AV SE
3	247300	1850	3/7/01	245000	1840	620	8	1967	3	9600	N	N	14806 SE 172ND PL
3	247320	0070	10/25/02	288000	1840	0	8	1967	3	11440	N	N	14800 SE 170TH ST
3	247300	2190	9/17/01	307000	1860	0	8	1967	4	9600	N	N	14635 SE 173RD ST
3	937870	0160	5/22/02	255000	1860	0	8	1990	3	10124	N	N	16039 SE 180TH PL
3	247337	1070	10/25/02	245950	1910	0	8	1973	3	7245	N	N	15832 SE 170TH ST
3	247300	3360	12/14/01	210000	1920	0	8	1967	3	9000	N	N	14300 SE FAIRWOOD BL
3	247337	0960	12/19/02	259950	1920	0	8	1974	5	7875	N	N	15822 SE 171ST PL
3	247345	0550	5/9/01	269950	1920	670	8	1980	3	19158	N	N	16925 163RD PL SE
3	247300	1470	5/17/01	260000	1940	0	8	1967	3	9720	N	N	14657 SE FAIRWOOD BL
3	247300	3130	3/5/02	240450	1940	0	8	1967	4	8664	N	N	14509 SE 167TH ST
3	140265	0050	6/19/02	284900	2000	0	8	1986	3	7008	N	N	15345 SE 183RD DR
3	140267	0050	1/22/02	234000	2000	0	8	1985	3	7007	N	N	16007 SE 184TH ST
3	140260	0080	11/25/02	264000	2030	0	8	1983	3	12000	N	N	18217 152ND AV SE
3	247337	0510	10/24/02	226000	2030	0	8	1974	3	9030	N	N	17322 156TH AV SE
3	247348	1130	8/27/01	244950	2030	0	8	1983	3	9600	N	N	16818 160TH CT SE
3	247300	0240	2/25/02	242500	2040	480	8	1967	3	11424	N	N	14111 SE 167TH ST

***Improved Sales Used In This Physical Inspection Analysis***  
**Area 30**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built</b>	<b>Cond</b>	<b>Lot Size</b>	<b>Vie w</b>	<b>Water-front</b>	<b>Situs Address</b>
3	132832	0500	9/3/02	250000	2050	0	8	1979	4	7373	N	N	17835 162ND AV SE
3	247348	0150	8/30/02	280000	2050	0	8	1983	4	8400	N	N	16017 SE 169TH PL
3	247352	0860	4/12/01	318750	2050	760	8	1979	3	19800	N	N	15448 SE 167TH PL
3	247300	0990	12/2/02	273000	2070	0	8	1969	3	8475	N	N	16919 143RD AV SE
3	247341	0920	8/21/02	224000	2080	0	8	1976	4	7872	N	N	17211 160TH AV SE
3	247345	0410	3/7/02	252000	2080	950	8	1980	3	7533	N	N	16711 163RD PL SE
3	247346	0560	2/26/01	233950	2080	0	8	1978	3	7280	N	N	16040 SE 173RD ST
3	247348	0030	8/29/01	215000	2080	0	8	1984	3	7280	N	N	16007 SE FAIRWOOD BL
3	140260	0420	5/29/01	268100	2100	0	8	1981	3	8312	N	N	18311 152ND CT SE
3	247341	0130	1/14/02	254000	2100	0	8	1975	4	7004	N	N	17449 158TH AV SE
3	247346	0720	11/20/02	249950	2100	0	8	1978	4	8190	N	N	17302 160TH PL SE
3	140260	0160	12/21/01	265000	2110	0	8	1983	3	7936	N	N	18230 152ND AV SE
3	140265	0120	1/9/01	289900	2120	510	8	1986	3	7810	N	N	18309 155TH PL SE
3	140266	0410	8/14/01	285300	2120	0	8	1986	3	7875	N	N	15815 SE 182ND PL
3	247348	1060	3/23/01	276500	2120	310	8	1984	3	10087	N	N	16924 161ST AV SE
3	140267	0070	7/20/01	254000	2140	0	8	1985	3	7000	N	N	15923 SE 184TH ST
3	247300	2090	4/23/02	270500	2140	0	8	1968	3	9000	N	N	17213 146TH AV SE
3	140260	0030	6/13/01	244950	2190	0	8	1983	3	7948	N	N	15120 SE 183RD DR
3	247337	0410	7/24/01	246000	2200	0	8	1974	3	9750	N	N	17417 156TH PL SE
3	247337	2500	3/20/01	197000	2210	0	8	1973	3	9494	N	N	17046 154TH PL SE
3	247300	2160	10/24/01	267000	2220	0	8	1968	3	9600	N	N	14617 SE 173RD ST
3	247320	0040	5/1/02	275000	2220	0	8	1967	3	9600	N	N	14812 SE 170TH ST
3	247300	2480	11/29/01	236500	2230	0	8	1968	4	10302	N	N	14669 SE 172ND ST
3	247348	0560	2/22/02	283000	2230	240	8	1984	3	10290	N	N	16219 SE 174TH ST
3	140260	0120	3/21/02	280000	2240	0	8	1983	3	8871	N	N	18206 152ND AV SE
3	247300	2440	1/10/01	232500	2240	0	8	1967	3	8400	N	N	14637 SE 172ND ST
3	247345	0470	11/4/02	259950	2250	0	8	1979	4	17624	N	N	16821 163RD PL SE
3	247345	0640	3/27/01	284750	2250	810	8	1980	3	11060	N	N	16720 163RD PL SE
3	247300	2500	8/29/02	410000	2270	0	8	1968	5	13000	N	N	17216 147TH AV SE
3	247300	3560	9/16/02	250000	2270	0	8	1967	3	9450	N	N	16255 141ST AV SE

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**Area 30**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built</b>	<b>Cond</b>	<b>Lot Size</b>	<b>Vie w</b>	<b>Water-front</b>	<b>Situs Address</b>
3	247300	1240	6/22/01	265000	2280	0	8	1967	3	7875	N	N	14225 SE FAIRWOOD BL
3	247345	0490	6/19/02	257000	2280	0	8	1979	3	11200	N	N	16831 163RD PL SE
3	247352	0810	11/13/02	283750	2280	290	8	1979	4	8680	N	N	15427 SE 167TH PL
3	247337	2000	9/18/01	245950	2290	0	8	1974	4	8250	N	N	15701 SE 168TH ST
3	247347	0070	8/6/01	254000	2300	0	8	1980	3	12390	N	N	16557 162ND PL SE
3	247300	2610	1/18/02	270000	2320	0	8	1968	4	9600	N	N	14829 SE 172ND PL
3	247337	0970	12/17/01	274000	2340	0	8	1973	5	7875	N	N	15814 SE 171ST PL
3	140260	0650	2/19/02	279000	2360	0	8	1983	3	7522	N	N	18308 151ST CT SE
3	140264	0580	11/1/02	285000	2360	0	8	1987	3	8514	N	N	18314 149TH AV SE
3	140265	0230	12/4/02	277000	2360	0	8	1985	3	9963	N	N	15509 SE 183RD DR
3	140264	0280	6/21/01	274950	2370	0	8	1986	3	8581	N	N	15011 SE 183RD CT
3	140267	0220	7/10/02	279950	2370	0	8	1985	3	10767	N	N	18210 159TH CT SE
3	247335	0940	10/5/01	250000	2380	0	8	1967	4	7875	N	N	16527 147TH AV SE
3	247300	0020	10/24/02	269000	2390	0	8	1967	3	10318	N	N	14111 SE FAIRWOOD BL
3	247337	2130	5/6/02	250000	2390	0	8	1975	3	9180	N	N	16916 155TH PL SE
3	140262	0090	2/21/01	288000	2400	0	8	1983	3	15000	N	N	18305 149TH AV SE
3	140264	0290	10/29/01	282200	2400	0	8	1986	3	9086	N	N	15012 SE 183RD CT
3	140264	0490	11/4/02	295000	2410	0	8	1985	3	7380	N	N	18315 150TH AV SE
3	247337	1670	4/10/01	255000	2430	0	8	1973	4	7350	N	N	15823 SE FAIRWOOD BL
3	247337	1230	3/25/02	257500	2440	0	8	1974	4	7875	N	N	16932 157TH PL SE
3	247353	0300	3/21/02	330500	2450	0	8	1994	3	11376	N	N	16047 SE 171ST PL
3	140264	0430	8/19/02	295000	2470	0	8	1984	3	7344	N	N	18227 150TH AV SE
3	247345	1190	9/26/02	265000	2470	0	8	1980	3	9240	N	N	16641 160TH PL SE
3	140266	0380	11/28/01	280000	2510	0	8	1986	3	9880	N	N	18214 158TH CT SE
3	247353	0090	6/1/01	319950	2510	0	8	1994	3	7848	N	N	16032 SE 170TH PL
3	140264	0360	5/18/01	278000	2520	0	8	1985	3	7350	N	N	18224 150TH AV SE
3	247345	0760	6/18/02	254950	2530	0	8	1979	3	7469	N	N	16315 SE 165TH ST
3	247352	0890	6/27/01	287000	2540	0	8	1979	3	22200	N	N	15434 SE 167TH PL
3	132832	0930	10/30/02	322000	2600	730	8	1980	5	7490	N	N	17608 162ND PL SE
3	140262	0060	1/16/02	299900	2610	0	8	1984	3	15000	N	N	18215 149TH AV SE

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**Area 30**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built</b>	<b>Cond</b>	<b>Lot Size</b>	<b>Vie w</b>	<b>Water-front</b>	<b>Situs Address</b>
3	247337	0600	3/28/01	229950	2610	0	8	1978	3	8250	N	N	17114 156TH AV SE
3	140265	0010	10/5/01	292000	2680	0	8	1986	3	9102	N	N	15325 SE 183RD DR
3	247337	0310	9/27/02	320000	2780	1530	8	1973	3	9600	N	N	17141 156TH AV SE
3	247300	0350	6/11/02	304900	2840	0	8	1967	4	9525	N	N	16809 142ND AV SE
3	247353	0410	2/12/02	344950	2840	0	8	1993	3	8485	N	N	17025 160TH PL SE
3	247353	0330	9/26/01	320000	2880	0	8	1992	3	7718	N	N	16022 SE 171ST PL
3	140270	0010	6/7/02	330000	2880	0	8	1999	3	4450	N	N	16010 SE 184TH ST
3	247335	1190	1/19/01	245000	2890	0	8	1969	3	10500	N	N	14514 SE 165TH PL
3	140270	0170	9/9/02	333800	2900	0	8	1999	3	5030	N	N	18340 160TH PL SE
3	247352	0110	7/26/01	289900	2920	0	8	1980	3	7858	N	N	15835 SE 167TH PL
3	247352	0280	2/26/02	265000	2920	0	8	1980	3	7350	N	N	15742 SE 167TH PL
3	247300	1530	8/16/02	304000	2930	0	8	1969	3	9600	N	N	14801 SE FAIRWOOD BL
3	140270	0100	6/11/02	345000	3040	0	8	1999	3	4602	N	N	18317 160TH PL SE
3	140270	0220	3/10/01	340000	3050	0	8	1999	3	8845	N	N	18370 160TH PL SE
3	247300	1870	11/29/01	264000	3110	0	8	1969	3	9600	N	N	14718 SE 172ND PL
3	247345	1210	6/18/02	275000	3220	0	8	1980	3	7000	N	N	16653 160TH PL SE
3	247300	3220	3/28/01	260000	3240	0	8	1967	3	7875	N	N	14548 SE FAIRWOOD BL
3	247337	0190	8/30/02	357500	3250	0	8	1973	5	11648	N	N	15413 SE FAIRWOOD BL
3	247335	0780	9/25/02	275000	3300	0	8	1969	3	10573	N	N	16516 145TH AV SE
3	247300	2200	9/5/02	396000	3310	0	8	1969	5	9600	N	N	14641 SE 173RD ST
3	247337	2240	3/18/02	280000	3430	0	8	1977	4	8085	N	N	15510 SE 169TH ST
3	247300	2140	4/16/01	295000	3550	0	8	1968	4	9100	N	N	14609 SE 173RD ST
3	247337	1450	5/22/02	330500	3600	0	8	1975	5	8560	N	N	16947 157TH PL SE
3	247300	2150	1/25/02	365000	3700	0	8	1968	5	9600	N	N	14611 SE 173RD ST
3	247337	0880	4/27/01	312000	3790	0	8	1971	5	10080	N	N	16804 159TH PL SE
3	247300	1400	8/6/01	355000	3940	0	8	1967	3	10800	N	N	14537 SE FAIRWOOD BL
3	247337	2826	9/25/01	365000	1700	0	9	1986	3	16220	N	N	15235 SE FAIRWOOD BL
3	247300	2110	3/13/02	330000	1860	0	9	1969	4	7700	N	N	14603 SE 173RD ST
3	885690	0280	12/5/01	355000	2110	480	9	1986	3	12000	N	N	15625 SE 160TH PL
3	247337	2320	5/29/02	327500	2140	0	9	1974	4	9912	N	N	16765 154TH AV SE

***Improved Sales Used In This Physical Inspection Analysis  
Area 30***

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built</b>	<b>Cond</b>	<b>Lot Size</b>	<b>Vie w</b>	<b>Water-front</b>	<b>Situs Address</b>
3	247348	0070	7/8/02	359600	2880	0	9	1985	3	13750	N	N	16033 SE FAIRWOOD BL
3	885690	0340	7/26/02	403500	2280	0	10	1985	3	19238	N	N	15813 SE 160TH PL
3	885690	0050	6/8/02	389000	2570	0	10	1987	3	17125	N	N	16032 160TH PL SE
3	885690	0240	4/13/01	438000	3050	0	10	1986	3	18572	Y	N	15620 SE 160TH PL
3	352305	9004	10/9/02	547000	3460	0	10	2002	3	37461	N	N	16145 SE OLD PETROVITSKY RD
3	885690	0110	8/21/01	550000	3870	0	10	1987	4	26913	Y	N	16002 159TH PL SE

***Improved Sales Removed From This Physical Inspection Analysis***  
**Area 30**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
2	008800	0041	10/9/01	141818	FORCED SALE; IMP. CHARS CHANGED SINCE SALE
2	008800	0071	11/15/02	142000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
2	008800	0106	2/12/02	94500	ASSUMP OF MTG W/NO ADDL CONSIDERATION PD
2	008800	0108	9/13/02	190000	MULTI-PARCEL SALE;
2	008800	0109	9/13/02	190000	MULTI-PARCEL SALE;
2	008800	0470	2/19/02	165000	NON-REPRESENTATIVE SALE;
2	008800	0690	5/6/02	274500	PARTIAL INTEREST (1/3, 1/2, Etc.);
2	073900	0038	3/27/01	42000	BANKRUPTCY - RECEIVER OR TRUSTEE;
2	142320	0025	6/18/01	97500	NON-REPRESENTATIVE SALE;
2	142320	0055	3/16/01	158000	ESTATE ADMIN, GUARDIAN, OR EXECUTOR;
2	142320	0060	5/20/02	104752	IMP. CHARACTERISTICS CHANGED SINCE SALE;
2	142340	0140	6/28/01	164000	STATEMENT TO DOR;
2	142340	0235	11/29/01	158000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
2	142350	0060	3/21/01	139000	NON-REPRESENTATIVE SALE;
2	142350	0220	9/26/02	30180	QUIT CLAIM DEED;
2	142370	0030	8/22/01	174450	RELOCATION - SALE BY SERVICE;
2	142370	0110	7/18/02	176000	NO MARKET EXPOSURE;
2	142380	0340	4/11/02	120000	RELATED PARTY, FRIEND, OR NEIGHBOR;
2	142380	0640	10/11/01	165000	NON-REPRESENTATIVE SALE;
2	142380	0850	9/6/02	185000	RELATED PARTY, FRIEND, OR NEIGHBOR;
2	143140	0020	12/16/02	138000	QUIT CLAIM DEED;
2	143150	0240	12/12/02	208500	SELLING/BUYING COSTS AFFECTING SALE PRICE
2	143160	0190	9/30/02	175000	FORCED SALE;
2	143170	0260	11/11/02	176632	FORCED SALE;
2	143170	0460	4/24/02	150000	RELATED PARTY, FRIEND, OR NEIGHBOR;
2	143240	0175	10/8/01	175000	NO MARKET EXPOSURE;
2	143240	0285	8/26/02	140650	NON-REPRESENTATIVE SALE;
2	143240	0575	1/8/01	163000	NO MARKET EXPOSURE;
2	143240	0630	6/27/02	169500	NO MARKET EXPOSURE;
2	143240	0885	8/7/02	130000	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	143240	0960	4/5/01	146000	NON-REPRESENTATIVE SALE;
2	143240	0990	10/23/01	139000	QUIT CLAIM DEED;
2	143240	1055	12/28/01	150000	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	143260	0150	3/29/01	164950	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	143260	0220	10/25/02	147000	FORCED SALE;
2	143270	0810	1/3/02	126000	RELATED PARTY, FRIEND, OR NEIGHBOR;
2	143270	1040	1/18/02	138000	ESTATE ADMIN, GUARDIAN, OR EXECUTOR
2	143270	1280	10/2/02	151172	NO MARKET EXPOSURE;
2	143270	1460	8/5/02	165000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
2	222305	9028	12/24/01	1180000	GOVMT AGENCY; EASEMENT OR RIGHT-OF-WAY

***Improved Sales Removed From This Physical Inspection Analysis***  
**Area 30**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
2	246070	0670	4/2/02	190000	RELATED PARTY, FRIEND, OR NEIGHBOR;
2	246070	0870	9/23/02	220000	RELATED PARTY, FRIEND, OR NEIGHBOR;
2	247310	0180	11/11/02	215000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
2	247310	0340	9/17/02	169000	SELLING/ BUYING COSTS AFFECTING SALE PRICE
2	247310	0410	7/9/01	16400	QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.)
2	247310	0570	6/20/01	189000	NO MARKET EXPOSURE;
2	247310	0600	10/16/02	36360	QUIT CLAIM DEED;
2	247310	1200	6/28/01	57368	QUIT CLAIM DEED;
2	247310	1380	11/6/02	175000	GOVERNMENT AGENCY;
2	247325	0370	6/19/01	195200	IMP. CHARACTERISTICS CHANGED SINCE SALE;
2	247325	0620	5/14/01	170000	NO MARKET EXPOSURE;
2	247336	0060	8/31/01	39025	QUIT CLAIM DEED; RELATED PARTY
2	247336	0070	6/15/01	203000	NO MARKET EXPOSURE;
2	247336	0090	10/30/01	179000	NO MARKET EXPOSURE;
2	247336	0170	7/20/01	209950	SELLING/BUYING COSTS AFFECTING SALE PRICE
2	247338	0270	6/6/02	158200	NON-REPRESENTATIVE SALE;
2	247339	0220	4/20/01	221000	SELLING/BUYING COSTS AFFECTING SALE PRICE
2	247339	0260	7/24/01	220000	IMP CHARS CHG ; PURCH COSTS AFFECT PRICE
2	247339	0430	9/24/02	220000	NO MARKET EXPOSURE;
2	247339	0670	11/26/01	188000	RELOCATION - SALE BY SERVICE;
2	247340	0120	9/18/02	83493	QUIT CLAIM DEED;
2	247340	0210	5/29/02	76600	QUIT CLAIM DEED;
2	247340	0270	11/6/02	230950	SELLING/BUYING COSTS AFFECTING SALE PRICE
2	247340	0540	5/2/02	28570	QUIT CLAIM DEED;
2	247344	0080	6/3/02	256000	SELLING/BUYING COSTS AFFECTING SALE PRICE
2	247520	0230	1/9/01	100000	TENANT; NON-REPRESENTATIVE SALE
2	289260	0036	9/10/01	180000	MULTI-PARCEL SALE;
2	289260	0067	7/5/02	138000	NON-REPRESENTATIVE SALE;
2	289260	0075	9/10/01	180000	MULTI-PARCEL SALE;
2	329470	0301	1/31/02	156700	ESTATE ADMIN, GUARDIAN, OR EXECUTOR
2	337810	0010	1/16/01	135000	NON-REPRESENTATIVE SALE;
2	564050	0120	1/16/01	10000	EASEMENT OR RIGHT-OF-WAY;
2	564050	0165	12/4/01	150000	ESTATE ; IMP. CHARS CHANGED SINCE SALE;
2	684300	0280	6/22/01	42211	QUIT CLAIM DEED; RELATED PARTY, OR NEIGHBOR
2	722140	0422	10/22/02	248000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
2	722910	0060	2/6/02	163000	BANKRUPTCY - RECEIVER OR TRUSTEE;
2	864550	0220	4/3/02	78398	QUIT CLAIM DEED; STATEMENT TO DOR;
2	864550	0520	6/11/01	199950	RELOCATION - SALE BY SERVICE;
2	864550	1520	7/3/01	60000	PARTIAL INTEREST; RELATED PARTY OR NEIGHBOR
2	864550	1610	12/26/01	104013	QUIT CLAIM DEED; PARTIAL INTEREST
2	864551	0280	7/9/02	173000	QUIT CLAIM DEED;
2	864551	0390	12/26/01	204000	RELOCATION - SALE BY SERVICE;
2	864551	0700	9/24/02	237000	SELLING/BUYING COSTS AFFECTING SALE PRICE
2	864551	0850	9/5/01	173000	GOVMT AGENCY; EXEMPT FROM EXCISE TAX

***Improved Sales Removed From This Physical Inspection Analysis  
Area 30***

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
2	864551	1530	10/29/02	38902	QUIT CLAIM DEED;
2	864553	0430	12/18/02	179346	IMP. CHARACTERISTICS CHANGED SINCE SALE;
2	864554	0020	4/23/02	176000	NON-REPRESENTATIVE SALE;
2	864554	0140	6/14/01	197000	FORCED SALE;
2	896000	0070	8/30/01	165000	STATEMENT TO DOR;
3	132830	0030	12/2/02	187000	RELATED PARTY, FRIEND, OR NEIGHBOR;
3	132830	0420	4/8/02	224950	BANKRUPTCY - RECEIVER OR TRUSTEE;
3	132830	0480	1/17/02	30000	RELATED PARTY, OR NEIGHBOR;STMT TO DOR;
3	132830	0540	11/13/02	194900	IMP. CHARACTERISTICS CHANGED SINCE SALE;
3	132830	0740	4/23/01	149827	ASSUMP OF MTG W/NO ADDL CONSIDERATION PD
3	132830	0810	10/27/02	214000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
3	132831	0430	6/3/02	194000	NON-REPRESENTATIVE SALE;
3	132832	0060	8/28/02	263500	NO MKT EXPOSURE;RELATED PARTY/ NEIGHBOR
3	132832	0710	8/10/01	105000	RELATED PARTY, FRIEND, OR NEIGHBOR;
3	132832	0950	6/21/02	202000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
3	132833	0480	6/13/01	215500	RELOCATION - SALE TO SERVICE;
3	140263	0230	11/26/02	127685	PARTIAL INTEREST (1/3, 1/2, Etc.);
3	140263	0440	5/28/02	255000	NO MARKET EXPOSURE;
3	140264	0110	1/30/01	250000	RELATED PARTY, FRIEND, OR NEIGHBOR;
3	140265	0270	6/5/02	235000	FORCED SALE;
3	247300	0160	4/18/02	188000	NON-REPRESENTATIVE SALE;
3	247335	0020	9/26/02	235000	RELATED PARTY, FRIEND, OR NEIGHBOR;
3	247335	0380	2/15/01	177000	RELATED PARTY, FRIEND, OR NEIGHBOR;
3	247335	1160	2/4/01	190000	RELATED PARTY, FRIEND, OR NEIGHBOR;
3	247337	0240	7/24/01	243950	NON-REPRESENTATIVE SALE;
3	247337	0860	8/8/02	75506	PARTIAL INTEREST;RELATED PARTY OR NEIGHBOR
3	247337	1430	5/8/01	85598	RELATED PARTY, OR NEIGHBOR; STMT TO DOR
3	247345	0220	8/14/01	200000	NO MARKET EXPOSURE;
3	247346	0470	3/20/01	190000	FORCED SALE;
3	247348	0490	12/16/02	130000	PARTIAL INTEREST (1/3, 1/2, Etc.);
3	247349	0060	11/27/01	196000	NON-REPRESENTATIVE SALE;
3	937870	0140	6/26/01	210000	NO MARKET EXPOSURE;

## **Model Validation**

### ***Total Value Model Conclusions, Recommendations and Validation:***

Appraiser judgment prevails in all decisions regarding individual parcel valuation. Each parcel is field reviewed and a value selected based on general and specific data pertaining to the parcel, the neighborhood, and the market. The Appraiser determines which available value estimate may be appropriate and may adjust particular characteristics and conditions as they occur in the valuation area.

Application of the total Value Model described above results in improved equity between subareas grades, living area, and age of homes. In addition the resulting assessment level is 99.6%. The standard statistical measures of valuation performance are all within IAAO guidelines and are presented both in the Executive Summary and in the 2002 and 2003 Ratio Analysis charts included in this report.

*The Appraisal Team recommends application of the Appraiser selected values, as indicated by the appropriate model or method.*

Application of these recommended value for the 2003 assessment year (taxes payable in 2004) results in an average total change from the 2002 assessments of +4.4%. This increase is due partly to upward market changes over time and the previous assessment levels.

**Note:** More details and information regarding aspects of the valuations and the report are retained in the working files and folios kept in the appropriate district office.

### Area 30 Physical Inspection Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2003 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2003 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2003 weighted mean is 0.996.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Bldg Grade	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
5	3	0.752	1.001	33.1%	0.856	1.146
6	84	0.907	0.995	9.8%	0.984	1.007
7	303	0.947	1.000	5.6%	0.995	1.006
8	227	0.969	0.996	2.8%	0.988	1.005
9	9	0.973	0.961	-1.2%	0.909	1.014
10	6	0.938	0.934	-0.4%	0.876	0.991
Year Built or Year Renovated	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
<1960	85	0.906	1.002	10.7%	0.990	1.015
1960-1969	210	0.959	0.999	4.1%	0.990	1.007
1970-1979	182	0.953	0.994	4.3%	0.987	1.002
1980-1989	120	0.953	0.993	4.2%	0.983	1.003
1990-1999	25	0.984	0.991	0.6%	0.977	1.004
2000-2002	10	0.980	0.991	1.1%	0.947	1.035
Condition	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
Fair	1	1.169	0.992	-15.1%	NA	NA
Average	364	0.967	0.999	3.3%	0.993	1.004
Good	247	0.936	0.998	6.7%	0.991	1.005
Excellent	20	0.870	0.933	7.3%	0.897	0.970
Stories	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
1	486	0.950	1.000	5.3%	0.995	1.005
1.5	33	0.948	0.991	4.5%	0.964	1.017
2	113	0.961	0.985	2.5%	0.976	0.994
View Y/N	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
N	613	0.950	0.997	4.9%	0.992	1.001
Y	19	0.999	0.978	-2.1%	0.947	1.010
Wft Y/N	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
N	632	0.952	0.996	4.6%	0.992	1.000
Y	0	NA	NA	NA	NA	NA

## ***Area 30 Physical Inspection Ratio Confidence Intervals***

These tables represent the percentage changes for specific characteristics.

A 2003 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2003 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2003 weighted mean is 0.996.

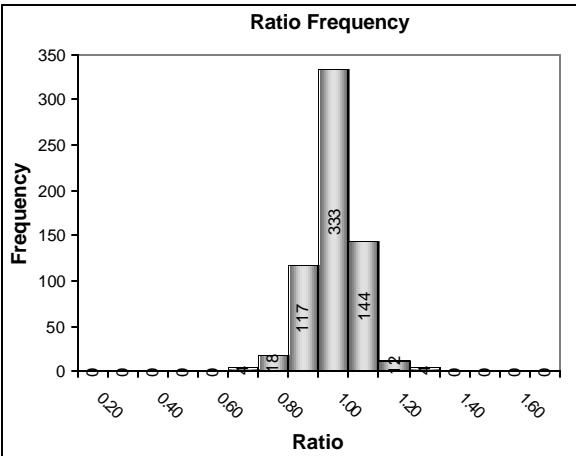
The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Above Grade Living Area	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
<1000	42	0.897	1.005	12.0%	0.986	1.023
1000-1199	123	0.914	0.999	9.3%	0.990	1.008
1200-1399	149	0.948	1.001	5.6%	0.993	1.009
1400-1599	95	0.964	1.007	4.4%	0.997	1.016
1600-1799	75	0.967	0.993	2.7%	0.981	1.006
1800-1999	30	0.982	0.994	1.2%	0.968	1.019
2000-2499	74	0.976	0.995	2.0%	0.979	1.012
>=2500	44	0.968	0.965	-0.4%	0.946	0.984
Sub	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
2	390	0.942	1.002	6.4%	0.997	1.007
3	242	0.964	0.988	2.5%	0.981	0.996
Lot Size	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
<6000	39	0.955	1.008	5.6%	0.992	1.025
6000-7499	116	0.950	1.000	5.3%	0.991	1.010
7500-8999	275	0.947	0.999	5.6%	0.994	1.005
9000-10999	128	0.970	0.995	2.6%	0.984	1.006
11000-13999	42	0.942	0.984	4.4%	0.959	1.008
14000-19999	22	0.957	0.967	1.1%	0.939	0.996
>20000	10	0.904	0.961	6.3%	0.906	1.015
Neighborhood 5 Y/N	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
N	614	0.951	0.997	4.8%	0.993	1.002
Y	18	0.968	0.962	-0.7%	0.917	1.007

## 2002 Improved Parcel Ratio Analysis

<b>District/Team:</b> SE / Team - 2	<b>Lien Date:</b> 01/01/2002	<b>Date of Report:</b> 5/8/2003	<b>Sales Dates:</b> 1/2001- 12/2002
<b>Area</b> <b>Area30-2,3</b>	<b>Analyst ID:</b> JMET	<b>Property Type:</b> <b>1 to 3 Unit Residences</b>	<b>Adjusted for time?:</b> <b>No</b>
<b>SAMPLE STATISTICS</b>			
<b>Sample size (n)</b> 632 <b>Mean Assessed Value</b> 211,700 <b>Mean Sales Price</b> 222,400 <b>Standard Deviation AV</b> 52,621 <b>Standard Deviation SP</b> 51,715			
<b>ASSESSMENT LEVEL</b>			
<b>Arithmetic Mean Ratio</b> 0.952 <b>Median Ratio</b> 0.950 <b>Weighted Mean Ratio</b> 0.952			
<b>UNIFORMITY</b>			
<b>Lowest ratio</b> 0.649 <b>Highest ratio:</b> 1.279 <b>Coefficient of Dispersion</b> 6.22% <b>Standard Deviation</b> 0.078 <b>Coefficient of Variation</b> 8.23% <b>Price Related Differential (PRD)</b> 1.000			
<b>RELIABILITY</b>			
<b>95% Confidence: Median</b> <i>Lower limit</i> 0.942 <i>Upper limit</i> 0.957			
<b>95% Confidence: Mean</b> <i>Lower limit</i> 0.946 <i>Upper limit</i> 0.958			
<b>SAMPLE SIZE EVALUATION</b>			
<b>N (population size)</b> 6521 <b>B (acceptable error - in decimal)</b> 0.05 <b>S (estimated from this sample)</b> 0.078 <b>Recommended minimum:</b> 10 <b>Actual sample size:</b> 632 <b>Conclusion:</b> OK			
<b>NORMALITY</b>			
<b>Binomial Test</b> <i># ratios below mean:</i> 326 <i># ratios above mean:</i> 306 <i>Z:</i> 0.796 <b>Conclusion:</b> <i>Normal*</i> <i>*i.e. no evidence of non-normality</i>			

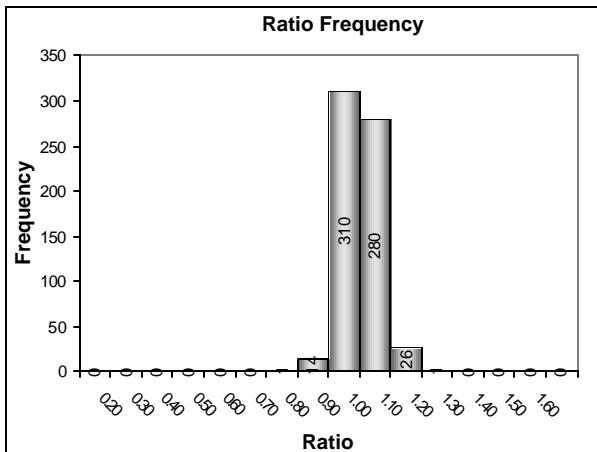


**COMMENTS:**

1 to 3 Unit Residences throughout area 30

## 2003 Improved Parcel Ratio Analysis

<b>District/Team:</b> SE /Team - 2	<b>Lien Date:</b> 01/01/2003	<b>Date of Report:</b> 5/8/2003	<b>Sales Dates:</b> 1/2001 - 12/2002																								
<b>Area</b> Area 30-2,3	<b>Analyst ID:</b> JMET	<b>Property Type:</b> 1 to 3 Unit Residences	<b>Adjusted for time?:</b> No																								
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### COMMENTS:

1 to 3 Unit Residences throughout area 30.

Both assessment level and uniformity have been improved by application of the recommended values.

## **USPAP Compliance**

### ***Client and Intended Use of the Appraisal:***

*This summary mass appraisal report is intended for use only by the King County Assessor and other agencies or departments administering or confirming ad valorem property taxes. Use of this report by others is not intended by the appraiser. The use of this appraisal, analyses and conclusions is limited to the administration of ad valorem property taxes in accordance with Washington State law. As such it is written in concise form to minimize paperwork. The assessor intends that this report conform to the Uniform Standards of Professional Appraisal Practice (USPAP) requirements for a summary mass appraisal report as stated in USPAP SR 6-7. To fully understand this report the reader may need to refer to the Assessor's Property Record Cards, Assessors Real Property Data Base, separate studies, Assessor's Procedures, Assessor's field maps, Revalue Plan and the statutes.*

*The purpose of this report is to explain and document the methods, data and analysis used in revaluation of King County. King County is on a six year physical inspection cycle with annual statistical updates. The revaluation plan is approved by Washington State Department of Revenue. The revaluation is subject to their periodic review.*

### ***Definition and date of value estimate:***

#### **Market Value**

*The basis of all assessments is the true and fair value of property. True and fair value means market value (Spokane etc. R. Company v. Spokane County, 75 Wash. 72 (1913); Mason County Overtaxed, Inc. v. Mason County, 62 Wn. 2d (1963); AGO 57-58, No. 2, 1/8/57; AGO 65-66, No. 65, 12/31/65) . . . or amount of money a buyer willing but not obligated to buy would pay for it to a seller willing but not obligated to sell. In arriving at a determination of such value, the assessing officer can consider only those factors which can within reason be said to affect the price in negotiations between a willing purchaser and a willing seller, and he must consider all of such factors. (AGO 65,66, No. 65, 12/31/65)*

#### **Highest and Best Use**

WAC 458-12-330      REAL PROPERTY VALUATION—HIGHEST AND BEST USE.

*All property, unless otherwise provided by statute, shall be valued on the basis of its highest and best use for assessment purposes. Highest and best use is the most profitable, likely use to which a property can be put. It is the use which will yield the highest return on the owner's investment. Uses which are within the realm of possibility, but not reasonably probable of occurrence, shall not be considered in estimating the highest and best use.*

*If a property is particularly adapted to some particular use this fact may be taken into consideration in estimating the highest and best use. (Sammish Gun Club v. Skagit County, 118 Wash. 578 (1922)) The present use of the property may constitute its highest and best use. The appraiser shall, however, consider the uses to which similar property similarly*

*located is being put. (Finch v. Grays Harbor County, 121 Wash. 486 (1922)) The fact that the owner of the property chooses to use it for less productive purposes than similar land is being used shall be ignored in the highest and best use estimate. (Sammish Gun Club v. Skagit County, 118 Wash. 578 (1922))*

*Where land has been classified or zoned as to its use, the county assessor may consider this fact, but he shall not be bound to such zoning in exercising his judgment as to the highest and best use of the property. (AGO 63-64, No. 107, 6/6/64)*

### **Date of Value Estimate**

*All property now existing, or that is hereafter created or brought into this state, shall be subject to assessment and taxation for state, county, and other taxing district purposes, upon equalized valuations thereof, fixed with reference thereto on the first day of January at twelve o'clock meridian in each year, excepting such as is exempted from taxation by law. [1961 c 15 §84.36.005]*

*The county assessor is authorized to place any property that is increased in value due to construction or alteration for which a building permit was issued, or should have been issued, under chapter 19.27, 19.27A, or 19.28 RCW or other laws providing for building permits on the assessment rolls for the purposes of tax levy up to August 31st of each year. The assessed valuation of the property shall be considered as of July 31st of that year. [1989 c 246 § 4]*

*Reference should be made to the property card or computer file as to when each property was valued. Sales consummating before and after the appraisal date may be used and are analyzed as to their indication of value at the date a valuation. If market conditions have changed then the appraisal will state a logical cutoff date after which no market date is used as an indicator of value.*

### **Property rights appraised:**

#### **Fee Simple**

*The definition of fee simple estate as taken from The Third Edition of The Dictionary of Real Estate Appraisal, published by the Appraisal Institute. "Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat."*

#### **Special assumptions and limiting conditions:**

*That no opinion as to title is rendered. Data on ownership and the legal description were obtained from public records. Title is assumed to be marketable and free and clear of all liens and encumbrances, easements, and restrictions unless shown on the maps or property record cards. The property is appraised assuming it to be under responsible ownership and competent management and available for its highest and best use.*

*That no engineering survey has been made by the appraiser. Except as specifically stated, data relative to size and area were taken from sources considered reliable, and no encroachment of real property improvements is assumed to exist.*

*That rental areas herein discussed have been calculated in accord with standards developed by the American Standards Association as included in Real Estate Appraisal Terminology.*

*That the projections included in this report are utilized to assist in the valuation process and are based on current market conditions, anticipated short term supply and demand factors, and a continued stable economy. Therefore, the projections are subject to changes in future conditions that cannot be accurately predicted by the appraiser and could affect the future income or value projections.*

*That no responsibility for hidden defects or conformity to specific governmental requirements, such as fire, building and safety, earthquake, or occupancy codes, can be assumed without provision of specific professional or governmental inspections.*

*That the appraiser is not qualified to detect the existence of potentially hazardous material which may or may not be present on or near the property. The existence of such substances may have an effect on the value of the property. No consideration has been given in our analysis to any potential diminution in value should such hazardous materials be found. We urge the taxpayer to retain an expert in the field and submit data affecting value to the assessor.*

*That no opinion is intended to be expressed for legal matters or that would require specialized investigation or knowledge beyond that ordinarily employed by real estate appraisers, although such matters may be discussed in the report.*

*That maps, plats, and exhibits included herein are for illustration only, as an aid in visualizing matters discussed within the report. They should not be considered as surveys or relied upon for any other purpose.*

*Exterior inspections were made of all properties however, due to lack of access few received interior inspections.*

*The property is assumed uncontaminated unless the owner comes forward to the Assessor and provides other information.*

*We appraise fee simple interest in every property. Unless shown on the Assessor's parcel maps, we do not consider easements as adversely affecting property value.*

*We have attempted to segregate personal property from the real estate in our appraisals.*

*We have not appraised movable equipment or fixtures as part of the real estate. We have appraised identifiable permanently fixed equipment with the real estate in accordance with RCW 84.04.090 and WAC 458-12-010.*

*We have considered the effect of value of those anticipated public and private improvements of which we have common knowledge. We can make no special effort to contact the various jurisdictions to determine the extent of their public improvements.*

*The appraisers have no personal interest or bias toward any properties that they appraise.*

***Departure Provisions:***

***Which if any USPAP Standards Rules were departed from or exempted by the Jurisdictional Exception***

**SR 6-2 (g)**

*The assessor has no access to title reports and other documents. Because of budget limitations we did not research such items as easements, restrictions , encumbrances, leases, reservations , covenants, contracts, declarations and special assessments. The mass appraisal must be completed in the time limits as indicated in the Revaluation Plan and as budgeted.*